

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
JULY 2, 2026, 09:30 AM

www.Estero-fl.gov

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
July 2, 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

Pastor Angie Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PROCLAMATIONS

a. Florida Everblades 2026 Kelly Cup

Attachment: a Florida Everblades Kelly Cup 2026.pdf

b. Recognizing the 250th Anniversary of the Signing of the Declaration of Independence

Attachment: b 250th Anniversary July 4 1776.pdf

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. June 17, 2026 Village Council Meeting Minutes

Attachment: 06172026.pdf

b. Financial Report for Month ended April 2026

Attachment: SS Monthly Financial Report 04.30.2026.pdf
Attachment: April month end report 2026.pdf

c. Financial Report for Month ended May 2026

Attachment: SS Monthly Financial Report 05.31.2026.pdf
Attachment: May month end report 2026.pdf

d. Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025 by Branden Lopez, CPA, CBIZ CPAs P.C

Attachment: SS CBIZ Comprehensive Annual Financial Report for the Fiscal Year Ended September 30_ 2025.pdf
Attachment: 1 Cumulative Report of Findings_Mgmt Letter Comments FY 25.pdf
Attachment: 2 2025 ACFR Final _003_.pdf

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Resolution No. 2026-12 Conservation Easement "Swap" for West Bay Club

A Resolution of the Village Council of the Village of Estero, Florida, Approving the Release of Portions of Two Conservation Easements Located at West Bay Club, and Acceptance of Two Alternate Conservation Easements Also Located at West Bay Club, All of Which are More Particularly Described on Exhibit A Attached Hereto and Incorporated Herein, as Constituting an Easement "Swap" for West Bay Club Community Association, Inc.; and West Bay Golf Club, Inc.; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Recommended Action
Motion to adopt Resolution No. 2026-12

Financial Impact
No financial impact

Attachment: SS Resolution 2026-12 Conservation Easement for West Bay Club.pdf
Attachment: 1 DRAFT Resolution 2028-12 West Bay Club Conservation Easement.pdf
Attachment: 1 Exhibit A.pdf
Attachment: 1 Exhibit B Project Location Map.pdf
Attachment: 2 West Bay Club Letter of Explanation.pdf
Attachment: 3 Photos.pdf
Attachment: 4 Applicants Info.pdf

b. Resolution No. 2026-13 Adopting Updated Community Development Fees

A Resolution of the Village of Estero, Florida, Establishing a New Community Development Department Building Fee Schedule; Making Related Findings; and Providing for Severability and for an Effective Date.

Recommended Action
Motion to adopt Resolution No. 2026-13.

Financial Impact

Adoption of the fee schedule is intended to prevent or at least minimize the need for the Village's general fund to supplement the operations of the Village's building permit and inspection functions so that those functions are primarily paid for by the applicants accessing those services.

Attachment: SS Res No 2026-13 Building Fees .pdf
Attachment: Res No 2026-132026 Building Fees.pdf

c. Resolution No. 2026-14 Approving a Maintenance Agreement for Coconut Road Sidewalk Improvements and authorizing the Mayor or Village Manager to execute the agreement.

A Resolution of the Village of Estero, Florida, Approving Execution of a Transportation Off System Post Project Maintenance Agreement with FDOT for Coconut Road Improvements; Making Related Findings; Providing for Severability and for an Effective Date.

Recommended Action
Motion to adopt Resolution No. 2026-14

Financial Impact
After project completion, the Village will incur minor maintenance costs associated with the new sidewalk. The Village will include these additional costs in the Village operation and maintenance budget, when appropriate.

Attachment: SS Res 2026-14 Coconut Rd Maint Agreement.pdf
Attachment: 01-Resoultion 2026-14 Coconut Rd Maint Agreement a.pdf
Attachment: 02-Maintenance Agreement-Coconut Rd.pdf
Attachment: 03-Loc Map.pdf

d. Resolution No. 2026-15 Approving a Maintenance Agreement for Via Coconut Point Roundabout Improvements and authorizing the Mayor or Village Manager to execute the agreement.

A Resolution of the Village of Estero, Florida, Approving Execution of a Transportation Off System Post Project Maintenance Agreement with FDOT for Via Coconut Point Roundabout Improvements; Making Related Findings;

Providing for Severability and for an Effective Date

Recommended Action
Motion to adopt Resolution No. 2026-15

Financial Impact
After project completion, the Village will incur minor maintenance costs associated with the new sidewalk. The Village will include these additional costs in the Village operation and maintenance budget, when appropriate.

Attachment: SS Res 2026-15 Via Coconut Maint Agreement.pdf

Attachment: 01-Res No 2026-15 Via Coconut Pt Maint Agreement a.pdf
Attachment: 02-Maintenance Agreement-Via Coconut Pt.pdf
Attachment: 03-Loc Map.pdf

e. Resolution No. 2026-16 Budget Amendment

A Resolution of the Village Council of the Village of Estero, Florida, Approving the First Budget Amendment for Fiscal Year 2025-2026 to Recognize the Audited Carryforward Balances in Each Fund and Increase Revenues for the Building Fee Fund and he Capital Projects Fund; Providing for severability and for an effective date.

Recommended Action
Motion to adopt Resolution No. 2026-16.

Financial Impact
Approval of the resolution will allocate fund balance carryforward for each fund within the Fiscal Year 2025-2026 budget and increase the budgeted revenues in the Building Fund and the Capital Projects Fund.

Attachment: SS Res 2026-16 Budget Amendment _1.pdf
Attachment: 1 Res No. 2026-16 Budget Amendment.pdf
Attachment: 2. Balance Sheet Governmental Funds September 30 2025.pdf
Attachment: 3. Adopted Budget Summary 2025-2026.pdf
Attachment: 4. Attachment 1 Budget Amendment _1.pdf

f. Resolution No. 2026-17 Proposed Millage rate for Fiscal year 2026-2027

A Resolution of the Village Council of the Village of Estero, Florida, Determining the Proposed Millage Rate for Fiscal Year 2026-2027, Setting the Date, Time and Place for the Public Hearings Required by State Law; Directing Staff to Transmit Necessary Documentation Pursuant to the Requirements of Florida Statutes and the Rules and Regulations of the Department of Revenue of the State of Florida; and Providing an Effective Date.

Recommended Action
Motion to adopt Resolution No. 2026-17.

Financial Impact
Approval of the resolution will provide the required information to initiate Ad Valorem taxes for the Fiscal Year 2026-2027.

Attachment: SS Resolution No. 2026-17 Millage Rate.pdf
Attachment: 1 Resolution No. 2026 -17.pdf

g. 2026 Veterans Day Event Budget

Recommended Action

Motion to approve budget of $10,000 for 2026 event.

Financial Impact
The Council will be establishing the event's budget at the meeting not to exceed $10,000.

Attachment: SS Veterans Day Event Budget .pdf
Attachment: Res No 2025-16 Event Budget and Entertainment Guideline.pdf

h. Village Security System Contract

Recommended Action
Motion to approve award of Contract 26033 with Mock Engineering to install access control and security cameras at Village Hall, RiverPark and provide consulting services for future projects for $113,054.

Approve a $11,300 contingency for additional services that may be required to complete the project.

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 financial impact is $124,354 (contract plus 10% contingency). This will be funded using a combination of unallocated general funds and funds remaining in the River RiverPark budget.

Attachment: SS- Village Securty System Contract 26033.pdf
Attachment: 01-Contract 26033 Mock Eng-Estero Security.pdf
Attachment: 02-RFP 10226.pdf
Attachment: 03-Contractor_s Written Proposal.pdf
Attachment: 04-Village Hall _ River Park Security Plan.pdf

i. Estero SportsPark Phase 2 Preconstruction Services Change Order No. 2

Recommended Action
Motion to approve Contract No. 25029 Change Order 02, to reduce the contract fees by $2,100,000 and reduce the scope to include design and permitting through Phase 2.

Authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Financial Impact
The financial impact of this change order provides savings of $2,100,000.

Attachment: SS SportsPark Phase 2 Precon.pdf
Attachment: 01_Contract 25029 Change Order 02.pdf
Attachment: 02-Estero_SportsPark Phase 2.pdf
Attachment: 03-Estero_SportsPark Buildout.pdf

j. Regional Pond (00650-08) Change Order #3

Recommended Action
Motion to approve Contract 2022-39 Task Authorization 04 Change Order No. 03 with JR Evans Engineering to provide additional professional services including design, permitting and construction plans for the Estero River north Branch Regional Pond Project for $107,000.

Approve a $10,000 contingency for additional services that may be required to complete the project.

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 financial impact is $117,000 (contract plus 10% contingency). This will be funded using unallocated general funds.

Attachment: SS Estero Regional Pond Contract 2022-39 TA 04 CO 03.pdf
Attachment: 01- Contract 2022-39 TA 04 Change Order _ 3.pdf
Attachment: 02-Location Map.pdf
Attachment: 03-Regional Pond Concept Design.pdf

8. FIRST READING AND PUBLIC HEARING

a. First Reading Ordinance No. 2026-07 Requiring Painting Permits for Certain Non- Residential Structures

An Ordinance of the Village of Estero, Florida, Creating a New § 7-7 of the Village Code Related to Painting Permits; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Recommended Action
Motion to adopt Ordinance No. 2026-07 on first reading and to authorize the Village Clerk to advertise the ordinance for second reading and public hearing for September 9, 2026.

Financial Impact
This ordinance does not have a financial impact on the Village as it is only codifying an existing requirement.

Attachment: SS Ord No. 2026-07 Paint Regulations .pdf
Attachment: 1 Ord No. 2026-07 Estero Paint Regulations Review.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.WORKSHOP

a. FY 2027 Proposed Budget Intro

Attachment: SS FY 2026-2027 Draft Budget Introduction.pdf
Attachment: 1 2027 Proposed Budget Summary.pdf
Attachment: 2 ClearGov _ 2027 Proposed Budget Reports Final To Print for 7-2-2026.pdf

13.ADJOURNMENT

General Attachments

- Transcipt.pdf

VILLAGE OF ESTERO COUNCIL MEETING
THURSDAY, JULY 2, 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.

9:30:35AM [SOUNDING GAVEL]
9:30:36AM >>Mayor Ribble: GOOD MORNING, EVERYONE.
9:30:37AM I WOULD LIKE TO CALL THE JULY 2, 2026, 9:30 A.M. VILLAGE
9:30:42AM COUNCIL MEETING TO ORDER.
9:30:43AM I WOULD LIKE TO REMIND EVERYONE, IF YOU HAVE A CELL PHONE,
9:30:47AM PLEASE MUTE IT.
9:30:48AM AND WHEN SPEAKING AT THE PODIUM, PLEASE USE THE MIKE.
9:30:52AM THANK YOU.
9:30:52AM THIS MORNING, WE HAVE PASTOR ANGI JEFFCOAT FROM OCEAN CHURCH
9:30:57AM FOR THE INVOCATION.
9:31:00AM GOOD MORNING, PASTOR.
9:31:01AM >> GOOD MORNING.
9:31:02AM ALWAYS GOOD TO BE WITH YOU GUYS, ESPECIALLY AS WE'RE HEADING
9:31:04AM INTO A BIG CELEBRATION WEEKEND.
9:31:07AM WE'RE SO GRATEFUL FOR OUR FREEDOM BUT WE'RE GRATEFUL FOR OUR
9:31:10AM LEADERS AS WELL.
9:31:10AM AS I WAS PRAYING FOR US FOR TODAY, THIS VERSE WAS ON MY
9:31:15AM HEART.

9:31:15AM JOHN 14:27, JESUS SAID, PEACE I LEAVE WITH YOU, MY PEACE I
9:31:20AM GIVE YOU.
9:31:20AM I DO NOT GIVE TO YOU AS THE WORLD GIVES.
9:31:23AM DO NOT LET YOUR HEARTS BE TROUBLED, AND DO NOT BE AFRAID.
9:31:27AM I JUST WANT TO PRAY PEACE OVER US TODAY.
9:31:30AM SO BOW YOUR HEADS, LET'S PRAY.
9:31:33AM HEAVENLY FATHER, WE THANK YOU FOR THE FREEDOM THAT WE GET TO
9:31:38AM EXPERIENCE IN AMERICA.
9:31:39AM LORD, THANK YOU.
9:31:40AM GOD, WE BLESS ALL OF THE FAMILIES OF THOSE WHO GAVE THEIR
9:31:44AM LIVES FOR OUR FREEDOM.
9:31:46AM GOD, WOULD YOU BE WITH THEM.
9:31:48AM GOD, WE THANK YOU FOR OUR LEADERS THAT ARE HERE TODAY.
9:31:52AM GOD, I BLESS THEIR FAMILIES, THEIR HEALTH.
9:31:55AM LORD, WOULD YOU JUST BE WITH THEM.
9:31:57AM AND JESUS, THANK YOU, THAT YOU CAME TO GIVE US PEACE.
9:32:02AM LORD, I DON'T KNOW WHAT TROUBLES OR WORRIES PEOPLE MAY HAVE
9:32:05AM WALKED INTO THE ROOM WITH TODAY, BUT I PRAY THAT YOUR PEACE

9:32:09AM WOULD FILL EVERY HEART AND MIND THAT'S HERE, THAT YOUR PEACE
9:32:13AM WOULD GUIDE OUR DISCUSSION, AND THAT YOUR PEACE WOULD GUIDE
9:32:16AM OUR DECISIONS.
9:32:17AM AND WE THANK YOU FOR IT.
9:32:18AM IN JESUS NAME, AMEN.
9:32:21AM AMEN.
9:32:21AM GOD BLESS YOU.

9:32:22AM >>Mayor Ribble: THANK YOU.
9:32:23AM HAVE A GREAT DAY.
9:32:24AM WOULD YOU PLEASE STAND FOR THE PLEDGE
9:32:25AM [PLEDGE OF ALLEGIANCE]
9:32:43AM >>Mayor Ribble: MADAM CLERK, WILL YOU PLEASE CALL THE ROLL.
9:32:45AM HERE.
9:32:48AM >>Jeff Hunt: HERE.
9:32:50AM >>Jon McLain: HERE.
9:32:50AM >>Lori Fayhee: HERE.
9:32:52AM >>Rafael Lopez: HERE.
9:32:54AM >>Jim Ward: HERE.
9:32:55AM >>Vice-Mayor Zalucki: HERE.
9:32:56AM >>Mayor Ribble: NEXT ON THE AGENDA IS THE APPROVAL OF THE
9:32:59AM AGENDA.
9:33:00AM COUNCIL, ARE THERE ANY ADDITIONS OR DELETIONS?
9:33:03AM SEEING NONE, MAY I HAVE A MOTION TO ACCEPT THE AGENDA?
9:33:07AM COUNCILMAN WARD AND SECONDED BY COUNCILWOMAN FAYHEE.
9:33:13AM WOULD YOU PLEASE CALL THE ROLL?
9:33:14AM >>Jeff Hunt: AYE.
9:33:16AM >>Jon McLain: AYE.
9:33:17AM >>Lori Fayhee: AYE.
9:33:19AM >>Rafael Lopez: AYE.
9:33:20AM >>Jim Ward: AYE.
9:33:22AM >>Vice-Mayor Zalucki: AYE.
9:33:23AM >>Mayor Ribble: AYE.

9:33:23AM TODAY, I AM HONORED TO HAVE FROM THE EVERBLADES, MIKE KELLY,
9:33:34AM VP OF BUSINESS DEVELOPMENT AND BROADCASTING, AND FLORIDA
9:33:35AM EVERBLADES ASSISTANT COACH KYLE MOUNTAIN TO CELEBRATE THE
9:33:44AM EVERBLADES 4th KELLY CUP WIN.
9:33:47AM GENTLEMEN, IF YOU WOULD COME UP, I HAVE A PROCLAMATION TO
9:33:51AM READ.
9:33:52AM FIFTH?
9:34:00AM I APOLOGIZE.
9:34:02AM [LAUGHTER]
9:34:22AM >> WHEREAS, THROUGH HARD WORK, DEDICATION, SPORTSMANSHIP,
9:34:27AM TALENT, AND EXCEPTIONAL TEAM CHEMISTRY, THE FLORIDA
9:34:31AM EVERBLADES WON THE 2026 KELLY CUP CHAMPIONSHIP ON MONDAY,
9:34:36AM JUNE 15, 2026 AT CABLE DAHMER ARENA, HOME OF THE KANSAS CITY
9:34:43AM MAVERICKS, DEFEATING THE KANSAS CITY MAVERICKS 5-4 IN DOUBLE

9:34:48AM OVERTIME IN GAME 6 OF THE KELLY CUP FINALS.
9:34:51AM AND WHEREAS, THE FLORIDA EVERBLADES CAPTURED THEIR FIFTH
9:34:54AM KELLY CUP CHAMPIONSHIP, EXTENDING THEIR ECHL RECORD FOR THE
9:34:58AM MOST KELLY CUP TITLES IN LEAGUE HISTORY.
9:35:02AM THE EVERBLADES' 8th APPEARANCE IN THE KELLY CUP FINALS
9:35:06AM ALSO EXTENDED THE ECHL RECORD FOR THE MOST FINALS
9:35:10AM APPEARANCES BY ANY FRANCHISE.
9:35:12AM AND WHEREAS, THE FLORIDA EVERBLADES, FOUNDED IN 1998 AND
9:35:16AM PLAYING THEIR HOME GAMES IN ESTERO, FLORIDA, HAVE BECOME ONE
9:35:21AM OF THE PREMIER FRANCHISES IN PROFESSIONAL HOCKEY AND ARE
9:35:26AM MEMBERS OF THE ECHL, THE PREMIER DOUBLE A HOCKEY LEAGUE AND

9:35:31AM THE THIRD LONGEST TENURED PROFESSIONAL HOCKEY LEAGUE IN
9:35:34AM NORTH AMERICA BEHIND ONLY THE NATIONAL HOCKEY LEAGUE AND THE
9:35:36AM AMERICAN HOCKEY LEAGUE.
9:35:38AM AND WHEREAS, SINCE THEIR INCEPTION IN 1998, THE FLORIDA
9:35:44AM EVERBLADES HAVE ESTABLISHED THEMSELVES AS ONE OF THE PREMIER
9:35:46AM ORGANIZATIONS IN PROFESSIONAL HOCKEY AND THE ECHL.
9:35:49AM AND NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE
9:35:52AM OF ESTERO, LEE COUNTY, FLORIDA, ON BEHALF OF THE VILLAGE
9:35:55AM COUNCIL AND RESIDENTS OF THE VILLAGE OF ESTERO DO HEREBY
9:35:59AM EXTEND OUR HEARTIEST CONGRATULATIONS TO THE FLORIDA
9:36:03AM EVERBLADES ON WINNING THE 2026 KELLY CUP CHAMPIONSHIP.
9:36:07AM AND IN WITNESS THEREOF, I, JOANNE RIBBLE, MAYOR OF THE
9:36:11AM VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, DO HEREBY RECOGNIZE
9:36:14AM AND COMMEND THE FLORIDA EVERBLADES FOR THEIR OUTSTANDING
9:36:18AM ACCOMPLISHMENT IN WINNING THE 2026 KELLY CUP CHAMPIONSHIP
9:36:22AM AND EXPRESS THE COMMUNITY'S PRIDE AND APPRECIATION FOR
9:36:26AM BRINGING ANOTHER CHAMPIONSHIP TO ESTERO.
9:36:28AM I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF THE
9:36:33AM VILLAGE OF ESTERO TO BE AFFIXED THIS 2nd DAY OF JULY,
9:36:36AM 2026.
9:36:40AM [APPLAUSE]
9:36:40AM AND IN HONOR OF THE CELEBRATION WE WILL HAVE THIS SATURDAY
9:37:45AM FOR THE 4th OF JULY, THE VILLAGE HAS ANOTHER PROCLAMATION,
9:37:50AM WHICH I WILL READ NOW.
9:37:51AM WHEREAS, ON JULY 4, 1776, THE 13 AMERICAN COLONIES ADOPTED

9:37:59AM THE DECLARATION OF INDEPENDENCE, PROCLAIMING THEIR FREEDOM
9:38:02AM AND ESTABLISHING THE UNITED STATES OF AMERICA AS A SOVEREIGN
9:38:06AM NATION FOUNDED UPON THE PRINCIPLES OF LIBERTY, EQUALITY,
9:38:11AM SELF-GOVERNANCE, AND THE UNALIENABLE RIGHTS OF LIFE,
9:38:16AM LIBERTY, AND THE PURSUIT OF HAPPINESS.
9:38:19AM AND WHEREAS, THIS ANNIVERSARY PROVIDES AN OPPORTUNITY FOR
9:38:22AM ALL AMERICANS TO REFLECT UPON THE SACRIFICES AND VISION OF
9:38:27AM OUR FOUNDING FATHERS, HONOR THE GENERATIONS OF CITIZENS WHO
9:38:31AM HAVE DEFENDED AND PRESERVED OUR FREEDOMS, AND RECOMMIT
9:38:37AM OURSELVES TO THE PRINCIPLES AND IDEALS THAT UNITE US AS A

9:38:41AM NATION.
9:38:41AM AND WHEREAS, THE VILLAGE OF ESTERO RECOGNIZES THE IMPORTANCE
9:38:44AM OF CELEBRATING OUR NATION'S RICH HISTORY AND ENCOURAGING
9:38:49AM RESIDENTS OF ALL AGES TO PARTICIPATE IN EDUCATIONAL, CIVIC,
9:38:53AM AND COMMEMORATIVE ACTIVITIES THAT HONOR THE LEGACY OF
9:38:58AM AMERICAN INDEPENDENCE AND INSPIRE FUTURE GENERATIONS OF
9:39:02AM ENGAGED CITIZENS.
9:39:03AM AND NOW, THEREFORE, I, MAYOR JOANNE RIBBLE OF THE VILLAGE OF
9:39:06AM ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
9:39:12AM VILLAGE RECOGNIZES AND CELEBRATES THE 250th ANNIVERSARY OF
9:39:17AM THE SIGNING OF THE DECLARATION OF INDEPENDENCE OF THE UNITED
9:39:21AM STATES OF AMERICA AND ENCOURAGES ALL RESIDENTS TO
9:39:25AM COMMEMORATE THIS HISTORIC OCCASION BY REFLECTING UPON OUR
9:39:29AM NATION'S FOUNDING PRINCIPLES AND PARTICIPATING IN ACTIVITIES
9:39:32AM THAT HONOR THE ENDURING SPIRIT OF FREEDOM AND DEMOCRACY.

9:39:37AM IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED
9:39:43AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS DAY,
9:39:46AM THE 2nd DAY OF JULY 2026.
9:39:48AM I THINK THAT DESERVES APPLAUSE.
9:39:52AM [APPLAUSE]
9:39:53AM NEXT ON THE AGENDA, WE HAVE PUBLIC COMMENT ON NON-AGENDA
9:40:06AM ITEMS.
9:40:06AM MADAM CLERK, DO WE HAVE ANYONE?
9:40:08AM >>Carol Sacco: YES, MAYOR.
9:40:09AM MR. TERRY FLANAGAN.
9:40:15AM >>Mayor Ribble: GOOD MORNING, TERRY.
9:40:17AM >> GOOD MORNING, MAYOR RIBBLE.
9:40:20AM VICE-MAYOR ZALUCKI AND THE REST OF THE COUNCIL MEMBERS.
9:40:23AM MY NAME IS TERRY FLANAGAN.
9:40:26AM I AM AN ESTERO RESIDENT AND VICE PRESIDENT OF ADMINISTRATION
9:40:28AM OF ENGAGE ESTERO.
9:40:30AM I'M HERE TO INTRODUCE A VISION WRITTEN IN OUR ARTICLE.
9:40:37AM THE ESTERO RIVER IS A GATEWAY OPENING THE DOOR TO OUR HIDDEN
9:40:42AM ESTUARY.
9:40:42AM I'M SUBMITTING A COPY FOR THE RECORD.
9:40:46AM THE ESTERO RIVER HAS LONG BEEN TREATED AS A SCENIC EDGE, BUT
9:40:54AM WHAT IF WE WERE TO SAW IT AS ESTERO'S FRONT DOOR TO THE
9:40:58AM EXTRAORDINARY ESTERO BAY ESTUARY?
9:41:01AM A PLACE WHERE FAMILIES, SENIORS, AND RESIDENTS FROM EVERY
9:41:08AM NEIGHBORHOOD COULD EASILY REACH THE MANGROVES, WILDLIFE, AND

9:41:11AM THE QUIET RHYTHM OF TIDAL LIFE.
9:41:17AM THE ECO-HISTORIC PLANNING STUDY OFFERS A STRONG FOUNDATION
9:41:21AM WITH ITS CATALYST PROJECTS, INCLUDING THE ESTERO RIVER AND
9:41:26AM VILLAGE CENTER.
9:41:26AM HOWEVER, THE RIVER'S FULL POTENTIAL AS A TRUE PUBLIC GATEWAY
9:41:31AM TO THE BROADER ESTUARY, ESPECIALLY FOR THOSE EAST OF 41 AND

9:41:37AM I-75, WAS NOT FULLY EXPLORED IN THE CONSULTANT'S
9:41:41AM RECOMMENDATIONS.
9:41:43AM RESIDENTS CONSISTENTLY EXPRESSED FRUSTRATION WITH TRAFFIC
9:41:47AM CONGESTION AND IMPACTS OF ADDITIONAL MIXED USE DEVELOPMENT
9:41:52AM WITH DWELLING UNITS.
9:41:53AM PUBLIC-PRIVATE PARTNERSHIPS ARE THE RIGHT TOOL FOR
9:41:58AM RESPONSIBLE GROWTH, YET THEY SHOULD SERVE A BIGGER PURPOSE
9:42:03AM MAKING GENERATIONAL INVESTMENT IN THE RIVER ITSELF AS A
9:42:06AM LIVING CONNECTOR.
9:42:07AM THIS APPROACH DELIVERS CONGESTION RELIEF THROUGH ALTERNATIVE
9:42:12AM ACCESS, HEALTHY DAILY LIFE FOR OUR COMMUNITY, SUPPORT FOR
9:42:18AM LOCAL BUSINESSES, AND DEEPER ENVIRONMENTAL STEWARDSHIP.
9:42:22AM THE COMMUNITY SURVEY SHOWED CLEAR SUPPORT FOR IMPROVED RIVER
9:42:26AM ACCESS AND WATERFRONT EXPERIENCES.
9:42:29AM WE RESPECTFULLY ASK THE COUNCIL TO CONSIDER ADDING A FOCUSED
9:42:35AM ESTERO RIVER GATEWAY ELEMENT TO THE FINAL PLAN.
9:42:38AM ONE THAT INTEGRATES WITH THE CATALYST PROJECTS AND OPENS
9:42:41AM THIS HIDDEN TREASURE TO EVERYONE.
9:42:44AM THANK YOU FOR YOUR LEADERSHIP.

9:42:46AM >>Mayor Ribble: THANK YOU, TERRY.
9:42:48AM >>Carol Sacco: THAT'S IT, MAYOR.
9:42:51AM >>Mayor Ribble: NEXT ON THE AGENDA IS THE CONSENT AGENDA,
9:42:55AM WHICH HAS THE JUNE 17, 2026 MINUTES, THE FINANCIAL REPORT
9:43:00AM FOR MONTHS ENDING APRIL AND MAY 2026, AND THE ANNUAL
9:43:05AM COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDING
9:43:09AM SEPTEMBER 30, 2025.
9:43:12AM DO ANY OF THE COUNCIL MEMBERS HAVE ANY COMMENTS OR
9:43:14AM QUESTIONS?
9:43:15AM IS THERE ANY PUBLIC COMMENT?
9:43:20AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS, MAYOR.
9:43:23AM >>Mayor Ribble: ALL RIGHT.
9:43:24AM I WILL ENTERTAIN A MOTION.
9:43:25AM COUNCILWOMAN FAYHEE AND SECONDED BY COUNCILMAN LOPEZ.
9:43:30AM PLEASE CALL THE ROLL.
9:43:32AM >>Jim Ward: AYE.
9:43:34AM >>Rafael Lopez: AYE.
9:43:36AM >>Lori Fayhee: AYE.
9:43:38AM >>Jon McLain: AYE.
9:43:39AM >>Jeff Hunt: AYE.
9:43:40AM >>Vice-Mayor Zalucki: AYE.
9:43:41AM >>Mayor Ribble: AYE.
9:43:42AM NEXT ITEM 7A, RESOLUTION NUMBER 2026-12, CONSERVATION
9:43:55AM EASEMENT SWAP FOR WEST BAY CLUB.
9:43:57AM MADAM CLERK, WILL YOU PLEASE READ THE RESOLUTION?

9:44:00AM >>Carol Sacco: RESOLUTION NUMBER 2026-12, A RESOLUTION OF
9:44:03AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA,

9:44:05AM APPROVING THE RELEASE OF PORTIONS OF TWO CONSERVATION
9:44:09AM EASEMENTS LOCATED AT WEST BAY CLUB AND ACCEPTANCE OF TWO
9:44:13AM ALTERNATE CONSERVATION EASEMENTS ALSO LOCATED AT WEST BAY
9:44:18AM CLUB, ALL OF WHICH ARE MORE PARTICULARLY DESCRIBED ON
9:44:21AM EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN AS
9:44:25AM CONSTITUTING AN EASEMENT SWAP FOR WEST BAY CLUB COMMUNITY
9:44:30AM ASSOCIATION AND WEST BAY GOLF CLUB, INCORPORATED, PROVIDING
9:44:35AM FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN
9:44:38AM EFFECTIVE DATE.
9:44:39AM >>Mayor Ribble: THANK YOU.
9:44:40AM ONE MOMENT, PLEASE.
9:44:42AM TAMMY, I'M GETTING MESSAGES THAT VIDEO AND AUDIO ISN'T
9:44:47AM WORKING.
9:44:51AM >>Carol Sacco: I THINK IT'S ON THE OTHER END.
9:44:52AM >>Mayor Ribble: THANK YOU.
9:44:53AM STEVE, WOULD YOU INTRODUCE THIS ITEM?
9:44:56AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:44:58AM THE CONSERVATION EASEMENTS APPROVED FOR WEST BAY CLUB WERE
9:45:02AM DONE IN 1998, BUT THE CONTROL OF THOSE CONSERVATION
9:45:08AM EASEMENTS ACCRUES TO THE VILLAGE AS A RESULT OF OUR
9:45:11AM INCORPORATION IN 2014.
9:45:14AM WHAT'S PROPOSED HERE IS A SWAP OR A MODIFICATION OF THE
9:45:20AM CONSERVATION EASEMENTS TO ALLOW AN EXPANSION OF THE DRIVING

9:45:24AM RANGE FOR THE WEST BAY CLUB BUT ADDS AN ADDITIONAL 1.21
9:45:30AM ACRES TO THE CONSERVATION EASEMENTS.
9:45:33AM SO THERE IS A NET GAIN IN CONSERVATION LAND WHILE PROVIDING
9:45:38AM LAND FOR ADDITIONAL DISTANCE ON THE DRIVING RANGE AT WEST
9:45:43AM BAY.
9:45:43AM THIS HAS BEEN LOOKED AT BY STAFF AND IS VIEWED AS A NET
9:45:49AM BENEFIT OVERALL TO THE ENVIRONMENTAL CONSERVATION PROGRAM
9:45:56AM THAT THE EASEMENTS REPRESENT.
9:45:59AM IT COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL, BUT MARY
9:46:03AM IS HERE SHOULD WE HAVE ANY ADDITIONAL QUESTIONS REGARDING
9:46:06AM THIS ITEM.
9:46:07AM >>Mayor Ribble: VERY WELL.
9:46:08AM ANY QUESTIONS FROM COUNCIL?
9:46:09AM IS THERE ANY PUBLIC COMMENT?
9:46:12AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
9:46:14AM >>Mayor Ribble: ALL RIGHT.
9:46:15AM IN THAT CASE, I WOULD LIKE A MOTION, PLEASE.
9:46:18AM COUNCILMAN HUNT AND SECONDED BY COUNCILMAN McLAIN.
9:46:23AM PLEASE CALL THE ROLL.
9:46:27AM >>Jeff Hunt: AYE.
9:46:28AM >>Jon McLain: AYE.
9:46:30AM >>Lori Fayhee: AYE.
9:46:31AM >>Rafael Lopez: AYE.
9:46:33AM >>Jim Ward: AYE.

9:46:34AM >>Vice-Mayor Zalucki: AYE.

9:46:35AM >>Mayor Ribble: AYE.
9:46:37AM >>Carol Sacco: MAYOR, THE VIDEO AND AUDIO IS WORKING NOW.
9:46:40AM >>Mayor Ribble: THANK YOU.
9:46:41AM ITEM 7B, RESOLUTION NUMBER 2026-13, ADOPTING UPDATED
9:46:53AM COMMUNITY DEVELOPMENT FEES.
9:46:55AM MADAM CLERK, WILL YOU PLEASE READ THE RESOLUTION.
9:46:57AM >>Carol Sacco: RESOLUTION 26-13, A RESOLUTION OF THE VILLAGE
9:47:01AM OF ESTERO, FLORIDA, ESTABLISHING A NEW COMMUNITY DEVELOPMENT
9:47:04AM DEPARTMENT BUILDING FEE SCHEDULE, MAKING RELATED FINDINGS,
9:47:07AM AND PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.
9:47:11AM >>Mayor Ribble: THANK YOU.
9:47:12AM STEVE, WOULD YOU INTRODUCE THIS FOR US, PLEASE?
9:47:14AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:47:16AM THIS ITEM WAS BRIEFLY INTRODUCED AT THE LAST COUNCIL
9:47:20AM MEETING.
9:47:22AM IT WAS A WORK IN PROGRESS AT THAT POINT.
9:47:24AM I'D LIKE TO JUST PROVIDE OUR VILLAGE ATTORNEY WITH AN
9:47:28AM OPPORTUNITY TO PROVIDE THE FRAMEWORK FOR WHY THE CHANGE IN
9:47:33AM THE FEES AT THIS POINT AND THEN TURN IT OVER TO MARY AND HER
9:47:36AM STAFF FOR PRESENTATION.
9:47:41AM >>Robert Eschenfelder: YOU MAY REMEMBER A SHORT TIME AGO YOU
9:47:43AM ADOPTED A NEW FEE SCHEDULE AND YOU ASK YOURSELF WHY ARE WE
9:47:46AM COMING BACK NOW WITH ANOTHER FEE SCHEDULE?
9:47:49AM THE ANSWER IS THE LEGISLATURE WRAPPED UP THE SESSION.
9:47:51AM ONE OF THE BILLS IT PASSED FURTHER AMENDED THE FLORIDA

9:47:55AM STATUTE DEALING WITH BUILDING FEES BEFORE WE WERE ABLE TO
9:47:59AM TIE OUR FEES TO ESTIMATED COST OF THE VALUE OF THE
9:48:04AM STRUCTURE.
9:48:05AM IT'S A METHODOLOGY THAT MANY CITIES AND COUNTIES HAVE USED
9:48:08AM ACROSS THE COUNTRY AND ONE THAT OUR PRIOR ASSISTANT DIRECTOR
9:48:14AM HAD ADVOCATED FOR.
9:48:18AM THE LEGISLATURE SAYS YOU CAN'T DO THAT AND YOU HAVE TO FOCUS
9:48:22AM ON YOUR ACTUAL COSTS OF ADMINISTERING THE BUILDING PROGRAM.
9:48:27AM SO I WORKED WITH DIRECTOR GIBBS AND MR. MANNING, AND WE CAME
9:48:33AM UP WITH -- ACTUALLY, MR. MANNING DID MOST OF THE HEAVY
9:48:38AM LIFTING -- TO REALLY INTERVIEW STAFF AND TALK ABOUT HOW MANY
9:48:42AM HOURS, HOW MANY MINUTES DO YOU PUT INTO THIS FUNCTION AND
9:48:45AM THAT FUNCTION TO TRY TO DISTILL DOWN WHAT YOU HAVE IN FRONT
9:48:48AM OF YOU IN THE NEW SPREADSHEET, AGAIN, WITH THE GOAL BEING WE
9:48:52AM DON'T SUBSIDIZE OUR BUILDING DEPARTMENT WITH GENERAL REVENUE
9:48:55AM DOLLARS, BUT THAT THE PEOPLE WHO PULL THE PERMITS ARE THE
9:48:57AM ONES WHO PAY FOR THAT OPERATION.
9:49:00AM WE FEEL AND DIRECTOR GIBBS CAN SPEAK TO IT MORE WHEN SHE
9:49:03AM COMES UP, THAT THIS IS OUR BEST GOOD FAITH ESTIMATE.
9:49:07AM IF IT COMES TO PASS AS REAL DOLLARS FLOW IN THAT IT NEEDS TO

9:49:11AM BE ADJUSTED UPWARDS OR DOWNWARDS, WE'LL COME BACK TO YOU.
9:49:15AM WE'RE PRETTY CONFIDENT THAT THIS IS GOING TO EVEN IT OUT.
9:49:18AM THAT'S WHY WE'RE COMING BACK, BECAUSE THE LAW CHANGED.
9:49:20AM UNLESS YOU HAVE ANY QUESTIONS, I'LL LET DIRECTOR GIBBS --
9:49:27AM >>Mayor Ribble: GOOD MORNING, MARY.

9:49:29AM >>Mary Gibbs: GOOD MORNING.
9:49:30AM EXPLAINED IT REALLY WELL.
9:49:31AM I'M GOING TO ADD THAT STAFF WORKED REALLY HARD ON THIS AND
9:49:36AM MICHAEL MANNING DID A GREAT JOB COMING UP WITH THE SPREAD
9:49:39AM SHEETS.
9:49:39AM WE HAVE A VERY SHORT TIME FRAME TO DO THIS BECAUSE THE BILL
9:49:42AM WAS SIGNED IN MAY AND EFFECTIVE DATE JULY 1.
9:49:45AM WE WERE SCRAMBLING TO GET IT DONE.
9:49:47AM I THINK IT'S BETTER THAN OUR OLD FEE SCHEDULE.
9:49:49AM IT'S SIMPLER BECAUSE WE STILL HAVE THE FLAT FEES FOR THE
9:49:52AM MAJORITY OF THE FEES, INSTEAD OF THE BUILDING VALUATION,
9:49:55AM WHICH IS VERY COMPLICATED, WE HAVE A SQUARE FOOTAGE WHICH IS
9:49:59AM WHAT A LOT OF OTHER JURISDICTIONS USE AS WELL.
9:50:01AM IT'S SIMPLER TO DO, AND THEN WE WILL CONTINUE TO MONITOR IT
9:50:05AM QUARTERLY AND MONTHLY TO SEE BECAUSE THE LEGISLATURE DOESN'T
9:50:10AM REALLY ALLOW YOU TO MAKE PROFIT, AND WE DON'T WANT TO RUN A
9:50:13AM DEFICIT.
9:50:14AM IT'S THAT FINE LINE OF THE BALANCE.
9:50:15AM WE'LL HAVE TO MONITOR THAT WITH THE BUDGET AND HOPEFULLY
9:50:20AM WE'VE GOT IT KIND OF SPOT ON.
9:50:22AM AND I DID WANT TO SAY ALSO JUST SO THERE'S NO CONFUSION
9:50:25AM BECAUSE PEOPLE GET CONFUSED, THIS DOES NOT AFFECT IMPACT
9:50:28AM FEES.
9:50:29AM THIS IS BUILDING FEES ONLY.
9:50:30AM IT'S NOT ZONING FEES.

9:50:31AM IT'S NOT IMPACT FEES.
9:50:33AM IT'S JUST YOUR BUILDING, PERMITTING AND INSPECTIONS.
9:50:36AM >>Mayor Ribble: THANK YOU.
9:50:37AM ANY QUESTIONS, COUNCIL?
9:50:38AM IS THERE ANY PUBLIC COMMENT?
9:50:42AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
9:50:44AM >>Mayor Ribble: ALL RIGHT.
9:50:44AM THANK YOU.
9:50:45AM MAY I HAVE A MOTION?
9:50:46AM COUNCILMAN LOPEZ.
9:50:48AM AND A SECOND?
9:50:50AM COUNCILWOMAN FAYHEE.
9:50:51AM PLEASE CALL THE ROLL.
9:50:55AM >>Jim Ward: AYE.
9:50:56AM >>Rafael Lopez: AYE.
9:50:58AM >>Lori Fayhee: AYE.

9:50:59AM >>Jon McLain: AYE.
9:51:01AM >>Jeff Hunt: AYE.
9:51:02AM >>Vice-Mayor Zalucki: AYE.
9:51:03AM >>Mayor Ribble: AYE.
9:51:04AM AGENDA ITEM 7C, RESOLUTION NUMBER 2026-14, APPROVING A
9:51:12AM MAINTENANCE AGREEMENT FOR COCONUT ROAD SIDEWALK IMPROVEMENTS
9:51:15AM AND AUTHORIZING THE MAYOR OR VILLAGE MANAGER TO EXECUTE THE
9:51:19AM AGREEMENT.
9:51:20AM MADAM CLERK, WILL YOU READ THE RESOLUTION, PLEASE?

9:51:22AM >>Carol Sacco: RESOLUTION 2026-14, A RESOLUTION OF THE
9:51:26AM VILLAGE OF ESTERO, FLORIDA, APPROVING EXECUTION OF A
9:51:28AM TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT
9:51:31AM WITH F.D.O.T. FOR COCONUT ROAD IMPROVEMENTS, MAKING RELATED
9:51:36AM FINDINGS, PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE
9:51:39AM DATE.
9:51:40AM >>Mayor Ribble: THANK YOU.
9:51:40AM STEVE, WOULD YOU INTRODUCE THIS?
9:51:42AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:51:44AM THIS INVOLVES A SHORT SEGMENT ON COCONUT ROAD JUST EAST OF
9:51:50AM VIA COCONUT WHERE WE HAVE A GAP IN THE SIDEWALK.
9:51:56AM THROUGHOUT THE ENTIRE AREA OF THE BROOKS ON COCONUT AND, FOR
9:52:00AM THAT MATTER, ON THREE OAKS PARKWAY, WE'VE GOT SIDEWALKS THAT
9:52:05AM SERVE THE COMMUNITY WELL.
9:52:06AM THIS SHORT GAP WAS SUBMITTED TO THE FLORIDA DEPARTMENT OF
9:52:10AM TRANSPORTATION FOR FUNDING.
9:52:14AM IT'S A RELATIVELY SMALL PROJECT, BUT WE GOT THE MONEY FROM
9:52:19AM D.O.T.
9:52:20AM D.O.T. WILL BE DOING THE WORK.
9:52:21AM BUT WE HAVE TO APPROVE THEN THE ONGOING MAINTENANCE OF THAT
9:52:25AM SIDEWALK AFTER IT'S CONSTRUCTED.
9:52:28AM SO THIS COMPLETES THE ONLY GAP THAT WE HAVE ALONG COCONUT.
9:52:36AM IT COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
9:52:38AM AND, AGAIN, IT PUTS US IN THE POSITION OF LONG-TERM
9:52:42AM MAINTENANCE, WHICH WE THINK IS EASILY ACCOMMODATED GIVEN

9:52:48AM THAT WE'RE GOING TO GET THE FULL COST OF THE CONSTRUCTION
9:52:51AM PAID FOR BY D.O.T.
9:52:52AM IF YOU HAVE ANY QUESTIONS, DAVID WILLEMS IS HERE, BUT IT IS
9:53:01AM FAIRLY STRAIGHTFORWARD.
9:53:02AM >>Mayor Ribble: COUNCILMAN WARD.
9:53:04AM >>Jim Ward: JUST A QUICK QUESTION, STEVE.
9:53:06AM HOW DID F.D.O.T. BECOME INVOLVED IN THIS?
9:53:08AM IT ORIGINALLY WAS A COUNTY ROAD AND IS NOW A VILLAGE ROAD.
9:53:12AM >>Steven Sarkozy: THEY JUST HAVE GRANT PROGRAMS THAT ARE
9:53:18AM AVAILABLE FOR SPECIAL SMALL PROJECTS.
9:53:21AM TIP MY HAT TO THE STAFF.
9:53:23AM THEY IDENTIFIED THIS AS A GAP, SUBMITTED THE PROJECT, AND WE

9:53:27AM GOT FUNDED.
9:53:29AM >>Jim Ward: WHAT WAS THE FUNDING?
9:53:30AM DO YOU KNOW?
9:53:31AM >>Steven Sarkozy: I DON'T RECALL.
9:53:33AM DAVID, DO YOU KNOW OFF HAND?
9:53:40AM >>David Willems: WE ESTIMATED IT AT $800,000 ORIGINALLY.
9:53:44AM BUT I THINK THE COST HAS GONE UP SINCE THEN.
9:53:48AM THERE HAVE BEEN INTERNAL CONVERSATIONS WITHIN THE STATE, AND
9:53:51AM THEY ARE STILL COVERING THE COST.
9:53:53AM SO WHATEVER IT IS, NOT GOING TO BE ANY COST ON THE VILLAGE.
9:53:58AM >>Jim Ward: THANK YOU.
9:53:59AM >>Mayor Ribble: JON.
9:53:59AM >>Jon McLain: SO DOES THE SIDEWALK CONTINUE FROM VIA COCONUT

9:54:03AM ALL THE WAY TO 41?
9:54:06AM IS THERE ONE ALREADY THERE?
9:54:08AM >>David Willems: THERE IS NOT.
9:54:09AM >>Jon McLain: WHY DON'T THEY DO THE ENTIRE STRETCH?
9:54:12AM >>David Willems: THAT'S ACTUALLY A REALLY GOOD QUESTION.
9:54:13AM [LAUGHTER]
9:54:14AM THEY ACTUALLY ARE GOING TO DO THE WHOLE STRETCH.
9:54:19AM THE WAY THAT THE FUNDING SOURCE THAT WE REQUESTED WORKS,
9:54:22AM IT'S REALLY A RANGE OF THE SIZE OF PROJECTS.
9:54:25AM THROUGH THIS FUNDING SOURCE, YOU CAN'T DO A $5 MILLION
9:54:29AM PROJECT.
9:54:29AM IT'S IN THE 800, I BELIEVE, TO A MILLION.
9:54:32AM SO WHAT WE DID IS WE BROKE THOSE INTO TWO DIFFERENT
9:54:35AM PROJECTS.
9:54:35AM SO WE'RE DOING THIS SECTION FIRST, AND THEN IN A COUPLE OF
9:54:39AM YEARS, I THINK THEY ARE JUST STARTING TO WORK ON HIRING AN
9:54:42AM ENGINEERING FIRM TO DO THE SECTION FROM VIA COCONUT TO 41.
9:54:45AM SO WE SUBMITTED BOTH OF THEM.
9:54:48AM BECAUSE THE TOTAL WAS TOO HIGH, BROKE IT INTO TWO PROJECTS
9:54:52AM SO THEY'LL GET DONE.
9:54:54AM >>Jon McLain: THANK YOU.
9:54:55AM >>Mayor Ribble: ANY OTHER QUESTIONS?
9:54:56AM IS THERE ANY PUBLIC COMMENT?
9:54:58AM >>Carol Sacco: THERE IS NO PUBLIC COMMENT AND NO E-COMMENTS.
9:55:00AM >>Mayor Ribble: THANK YOU, DAVID.

9:55:01AM IN THAT CASE, MAY I HAVE A MOTION?
9:55:04AM COUNCILWOMAN FAYHEE AND SECONDED BY COUNCILMAN McLAIN.
9:55:09AM MADAM CLERK, PLEASE CALL THE ROLL.
9:55:10AM >>Jeff Hunt: AYE.
9:55:13AM >>Jon McLain: AYE.
9:55:14AM >>Lori Fayhee: AYE.
9:55:16AM >>Rafael Lopez: AYE.
9:55:17AM >>Jim Ward: AYE.

9:55:18AM >>Vice-Mayor Zalucki: AYE.
9:55:19AM >>Mayor Ribble: AYE.
9:55:20AM ITEM 7D, RESOLUTION NUMBER 2026-15, APPROVING A MAINTENANCE
9:55:28AM AGREEMENT FOR VIA COCONUT POINT ROUNDABOUT IMPROVEMENTS AND
9:55:32AM AUTHORIZING THE MAYOR OR VILLAGE MANAGER TO EXECUTE THE
9:55:35AM AGREEMENT.
9:55:35AM MADAM CLERK, WILL YOU PLEASE READ THE RESOLUTION?
9:55:38AM >>Carol Sacco: RESOLUTION 2026-15, A RESOLUTION OF THE
9:55:41AM VILLAGE OF ESTERO, FLORIDA, APPROVING EXECUTION OF A
9:55:46AM TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT
9:55:48AM WITH F.D.O.T. FOR VIA COCONUT POINT ROUNDABOUT IMPROVEMENTS,
9:55:53AM MAKING RELATED FINDINGS, PROVIDING FOR SEVERABILITY AND FOR
9:55:56AM AN EFFECTIVE DATE.
9:55:57AM >>Mayor Ribble: THANK YOU.
9:55:57AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
9:55:59AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:56:02AM THIS IS VERY SIMILAR, BUT IT HAS TO DO WITH MAINTENANCE

9:56:06AM AGREEMENTS AT THE TWO ROUNDABOUTS THAT WE HAVE ALONG VIA
9:56:08AM COCONUT.
9:56:09AM AGAIN, I'LL ASK DAVID TO PROVIDE A BRIEF UPDATE.
9:56:12AM >>David Willems: GOOD MORNING AGAIN.
9:56:16AM THIS IS VERY SIMILAR.
9:56:19AM THE STATE IS GOING TO DO THE WORK, DESIGN, PERMITTING, AND
9:56:22AM CONSTRUCTION.
9:56:22AM THE DESIGN IS GENERALLY FINISHED.
9:56:24AM JUST A QUICK SUMMARY, THIS ONE IS A LITTLE BIT DIFFERENT IN
9:56:27AM THAT THERE ARE ALREADY SIDEWALKS THERE, BUT THE SIDEWALKS
9:56:30AM DON'T MEET CURRENT STANDARDS OF WHAT YOU WOULD BUILD AROUND
9:56:32AM A ROUNDABOUT.
9:56:33AM THE SIDEWALKS, WHAT YOU USUALLY HAVE IS A RAMP SO THAT
9:56:38AM BICYCLISTS CAN GO ON THE SIDEWALK TO GO AROUND THE
9:56:41AM ROUNDABOUT BECAUSE THERE ARE LARGER ROUNDABOUTS.
9:56:42AM IT'S NOT REALLY SAFE FOR BICYCLES WITHIN THE ROUNDABOUT.
9:56:46AM THAT DOESN'T EXIST AT THESE TWO ROUNDABOUTS RIGHT NOW, SO
9:56:48AM THEY ARE GOING TO ADD THAT.
9:56:49AM BECAUSE THEY ARE ADDING THE RAMP, THEY ALSO NEED TO WIDEN
9:56:52AM THE SIDEWALKS.
9:56:52AM THE THIRD THING THEY ARE DOING IS THEY ARE MOVING THE
9:56:55AM CROSSWALKS A LITTLE BIT CLOSER TO THE ROUNDABOUT.
9:56:57AM IT'S PROBABLY, YOU KNOW, DOUBLE THE DISTANCE IT SHOULD BE
9:57:01AM FROM THE ROUNDABOUT.
9:57:02AM THESE ARE ALL PEDESTRIAN AND SAFETY IMPROVEMENTS AND

9:57:05AM SIMILARLY THEY NEED US TO AGREE TO MAINTAIN THOSE
9:57:09AM IMPROVEMENTS AFTER THEY ARE INSTALLED.
9:57:12AM >>Mayor Ribble: ANY QUESTIONS.
9:57:13AM JON?

9:57:15AM >>Jon McLain: WHEN WILL THAT WORK ACTUALLY START?
9:57:17AM ANY BALLPARK FIGURE?
9:57:19AM >>David Willems: POTENTIALLY NEXT YEAR, LIKE EARLY NEXT
9:57:21AM YEAR, I BELIEVE, IS WHEN THE FUNDING.
9:57:23AM THEY ARE WORKING ON THE FINAL PLANS RIGHT NOW.
9:57:25AM THAT'S WHY WE'RE BRINGING THE MAINTENANCE AGREEMENTS FORWARD
9:57:27AM TO GET THOSE EXECUTED SO THEY CAN CONTINUE GOING TO BID.
9:57:31AM >>Jon McLain: THAT'S GOOD.
9:57:32AM BECAUSE WHEN I WAS ON THE MPO WE TALKED ABOUT THIS.
9:57:36AM >>David Willems: IT TAKES YEARS.
9:57:37AM I THINK IT'S BEEN THREE YEARS ON THEIR WORK PLAN.
9:57:40AM IT'S NOT THAT IT'S DELAYED.
9:57:42AM THEY HAD IT PROJECTED OUT THREE YEARS WHEN WE ASKED FOR IT.
9:57:45AM >>Jon McLain: THANK YOU.
9:57:46AM >>Mayor Ribble: COUNCILMAN HUNT.
9:57:48AM >>Jeff Hunt: I THANK YOU FOR THIS.
9:57:49AM THIS IS I THINK A BIG IMPROVEMENT.
9:57:51AM YOU AND I HAD SPOKEN ABOUT LONG-TERM PLAN FOR BIKE PATHS
9:57:55AM ALONG WILLIAMS, GOING TO BE A KEY PATH.
9:57:58AM ANY WORK BEING DONE ON THIS -- I APPRECIATE YOU SAYING IT
9:58:02AM INCORPORATES SAFETY AROUND THAT.

9:58:04AM WILL ANY OF THAT NEED TO CHANGE IF WE GO FORWARD WITH SOME
9:58:06AM OF THE PLANS THAT WERE PRESENTED FOR ALL OF WILLIAMS OR THIS
9:58:10AM WILL BE --
9:58:12AM >>David Willems: PEDESTRIAN LIKELY NOT.
9:58:15AM IF WE ADD A FOUR-LANE ROAD THROUGH THERE, THERE WILL HAVE TO
9:58:20AM BE THINGS THAT CHANGE.
9:58:22AM NO REAL WAY TO ACCOMMODATE THAT AT THIS POINT.
9:58:27AM >>Vice-Mayor Zalucki: DAVID, THANK YOU FOR THE UPDATE.
9:58:29AM JUST ONE QUESTION.
9:58:30AM I THINK WE TALKED AT LEAST ABOUT POTENTIALLY MODIFYING THE
9:58:34AM WILLIAMS ROAD ROUNDABOUT BECAUSE OF SIGHT VIEW AND MAYBE
9:58:37AM SOME OTHER SAFETY ELEMENTS.
9:58:38AM IS THAT STILL SOMETHING THAT --
9:58:41AM >>David Willems: I THINK MAYBE WHAT YOU'RE GETTING AT IS THE
9:58:44AM CHANGE IN THE ALIGNMENT COMING INTO IT.
9:58:46AM >>Vice-Mayor Zalucki: CORRECT.
9:58:47AM I GUESS THAT'S IT.
9:58:48AM >>David Willems: SO THEY LOOKED AT THAT.
9:58:50AM WHILE IT COULD BE IMPROVED, IT DOESN'T APPEAR THERE IS A
9:58:55AM REAL SAFETY ISSUE THERE.
9:58:56AM THERE'S NOT A LARGE NUMBER OF ACCIDENTS THAT ARE HAPPENING.
9:58:58AM IT WAS DECIDED THAT THAT'S NOT PART.
9:59:02AM >>Vice-Mayor Zalucki: IT'S EFFICIENT.
9:59:03AM I WAS WONDERING IF THIS PROJECT WOULD INTERSECT WITH THAT.
9:59:06AM THANK YOU.

9:59:07AM THAT'S IT.
9:59:07AM >>Mayor Ribble: ANYTHING ELSE?
9:59:09AM THANK YOU, DAVID.
9:59:10AM MADAM CLERK, IS THERE ANY PUBLIC COMMENT?
9:59:13AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
9:59:15AM >>Mayor Ribble: I'LL ENTERTAIN A MOTION TO ACCEPT.
9:59:19AM VICE-MAYOR.
9:59:19AM SECONDED BY COUNCILMAN HUNT.
9:59:22AM MADAM CLERK, PLEASE CALL THE ROLL.
9:59:25AM >>Jim Ward: AYE.
9:59:26AM >>Rafael Lopez: AYE.
9:59:28AM >>Lori Fayhee: AYE.
9:59:30AM >>Jon McLain: AYE.
9:59:31AM >>Jeff Hunt: AYE.
9:59:33AM >>Vice-Mayor Zalucki: AYE.
9:59:34AM >>Mayor Ribble: AYE.
9:59:35AM ITEM 7E, RESOLUTION 2026-16, BUDGET AMENDMENT.
9:59:46AM >>Carol Sacco: RESOLUTION 2026-16, A RESOLUTION OF THE
9:59:49AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
9:59:51AM THE FIRST BUDGET AMENDMENT FOR FISCAL YEAR 2025-2026 TO
9:59:56AM RECOGNIZE THE AUDITED CARRY-FORWARD BALANCES IN EACH FUND
10:00:00AM AND INCREASE REVENUES FOR THE BUILDING FEE FUND AND THE
10:00:03AM CAPITAL PROJECTS FUND, PROVIDING FOR SEVERABILITY AND FOR AN
10:00:07AM EFFECTIVE DATE.
10:00:07AM >>Mayor Ribble: THANK YOU.

10:00:08AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
10:00:10AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:00:13AM BUDGET AMENDMENTS ARE REQUIRED DURING THE COURSE OF THE YEAR
10:00:18AM TO ACCURATELY REFLECT ANY NEW MONEY, OR LACK OF MONEY,
10:00:23AM THAT'S COMING IN FOR THE VILLAGE.
10:00:24AM IMPORTANTLY HERE, THESE TIMELY UPDATES TO OUR BUDGET PROVIDE
10:00:31AM YOU A MORE ACCURATE PICTURE OF OUR TOTAL FINANCIAL
10:00:36AM CONDITION.
10:00:37AM AND WHAT'S IMPORTANT HERE IS TO BOOK ANY MAJOR ADJUSTMENT.
10:00:42AM AND YOU'LL RECALL THAT WHEN WE DID OUR AUDIT THAT WE GOT A
10:00:46AM SLAP ON THE HAND FOR NOT BOOKING OUR ARPA FUNDS IN THE
10:00:51AM PROPER TIME FRAME.
10:00:53AM IT WAS A RELATIVELY SMALL ISSUE, BUT NONETHELESS WE WANT TO
10:00:58AM BE VERY TIMELY AS WE GO FORWARD WITH THESE THINGS.
10:01:01AM SO THERE ARE TWO NEW REVENUES THAT ARE SIGNIFICANT.
10:01:05AM ONE IS $375,000 ADDITIONAL REVENUE TO THE BUILDING FUND.
10:01:12AM REALLY REFLECTIVE OF NEW REVENUES FROM FEES.
10:01:16AM BUT THE BIG ONE IS THE $12,817,800 NEW AMOUNT FROM THE LOAN
10:01:25AM THAT WE HAVE FROM SYNOVUS.
10:01:28AM THAT WAS ON PREVIOUS COUNCIL AGENDAS.
10:01:33AM WE CLOSED ON THE LOAN LAST WEEK, AND ACTUALLY THE INTEREST
10:01:38AM RATE ON THE 20-YEAR TERM WAS 4.83 PERCENT, WHICH IS NINE

10:01:45AM BASIS POINTS LOWER THAN WHAT WAS GIVEN TO YOU AT THE LAST
10:01:49AM COUNCIL MEETING.
10:01:50AM SO THAT REPRESENTS A SAVINGS OF SOMEWHERE BETWEEN 350,000

10:01:55AM AND 500,000 DOLLARS OVER THE 20-YEAR TERM OF THE LOAN.
10:01:58AM COMPOUNDED, OF COURSE, AS YOU MOVE FORWARD.
10:02:01AM BUT THESE TWO ITEMS ARE ROUTINE, BUT NONETHELESS THEY
10:02:05AM REQUIRE COUNCIL ACTION SO THEY ARE ON THE BOOKS AS
10:02:10AM ADDITIONAL REVENUE AVAILABLE TO THE VILLAGE.
10:02:14AM >>Mayor Ribble: ANY QUESTIONS.
10:02:15AM COUNCILMAN McLAIN.
10:02:16AM >>Jon McLain: PROBABLY A TYPO BUT PROBABLY SHOULD CORRECT
10:02:19AM IT.
10:02:20AM TALKING ABOUT A BOND CLOSING.
10:02:21AM IT ACTUALLY WAS A LOAN AS OPPOSED TO BOND.
10:02:24AM AS WE'RE VOTING ON THIS, WE SHOULD CLARIFY THAT LANGUAGE SO
10:02:27AM THAT WE KNOW WHAT WE'RE DOING IN THE FUTURE.
10:02:31AM >>Steven Sarkozy: NOTED.
10:02:36AM >>Mayor Ribble: ANYTHING ELSE?
10:02:36AM ALL RIGHT.
10:02:40AM I'LL ENTERTAIN A MOTION.
10:02:41AM ANY PUBLIC COMMENT?
10:02:43AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:02:45AM >>Mayor Ribble: THANK YOU.
10:02:46AM COUNCILMAN LOPEZ AND A SECOND FROM COUNCILMAN McLAIN.
10:02:53AM THANK YOU.
10:02:53AM MADAM CLERK, PLEASE CALL THE ROLL.
10:02:57AM >>Jeff Hunt: AYE.
10:02:59AM >>Jon McLain: AYE.

10:03:00AM >>Lori Fayhee: AYE.
10:03:01AM >>Rafael Lopez: AYE.
10:03:03AM >>Jim Ward: AYE.
10:03:04AM >>Vice-Mayor Zalucki: AYE.
10:03:05AM >>Mayor Ribble: AYE.
10:03:06AM ITEM 7F, RESOLUTION NUMBER 2026-17, PROPOSED MILLAGE RATE
10:03:15AM FOR FISCAL YEAR 2026-2027.
10:03:19AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
10:03:20AM OH, PLEASE READ THE RESOLUTION FIRST, MADAM CLERK.
10:03:25AM THANK YOU.
10:03:27AM >>Carol Sacco: RESOLUTION 2026-17, A RESOLUTION OF THE
10:03:30AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA,
10:03:31AM DETERMINING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 26-27,
10:03:35AM SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARINGS
10:03:37AM REQUIRED BY STATE LAW, DIRECTING STAFF TO TRANSMIT NECESSARY
10:03:40AM DOCUMENTATION PURSUANT TO THE REQUIREMENTS OF FLORIDA
10:03:43AM STATUTES AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF
10:03:45AM REVENUE OF THE STATE OF FLORIDA, AND PROVIDING AN EFFECTIVE

10:03:48AM DATE.
10:03:49AM >>Mayor Ribble: THANK YOU.
10:03:49AM STEVE, PROCEED, PLEASE.
10:03:51AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:03:53AM THIS IS ONE OF THE ISSUES THAT WAS PARTLY RESPONSIBLE FOR US
10:03:58AM CHANGING THE DATE OF THE COUNCIL MEETING TO PROVIDE THE
10:04:02AM PROPERTY APPRAISER OF LEE COUNTY TIME TO GET CERTIFIED

10:04:09AM INFORMATION TO US REGARDING REVENUES.
10:04:10AM BUT WHAT'S PROPOSED HERE FOR THE UPCOMING 2026-27 BUDGET IS
10:04:19AM A LOCAL MILLAGE RATE FOR THE VILLAGE OF .73.
10:04:24AM THIS IS IN YOUR DESK PACKET.
10:04:27AM IT WAS NOT INCLUDED IN YOUR BINDER.
10:04:33AM THIS IS THE SAME MILLAGE RATE THAT WE'VE HAD NOW FOR TWO
10:04:37AM YEARS -- OR ONE YEAR, LAST YEAR AS WELL.
10:04:40AM IT STILL REPRESENTS WHAT WE THINK IS THE LOWEST TAX RATE FOR
10:04:45AM ANY CITY OVER 10,000 IN THE STATE OF FLORIDA.
10:04:47AM SO BEING THE LOWEST TAX RATE, WE DON'T THINK THERE'S MERIT
10:04:53AM IN REDUCING THE TAX RATE.
10:04:55AM I MEAN, HOW LOW CAN YOU GO?
10:04:57AM AT .73, WE'RE ALSO LOWER THAN THE ROLLED-BACK RATE FOR
10:05:05AM PROPERTY TAXES.
10:05:06AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
10:05:10AM IT WILL BE THE BASIS FOR US PREPARING THE BUDGET FOR NEXT
10:05:13AM YEAR, AND I THINK IT'S A GOOD-NEWS PIECE FOR THE COMMUNITY.
10:05:19AM >>Mayor Ribble: ALL RIGHT.
10:05:20AM THANK YOU.
10:05:20AM COUNCIL QUESTIONS?
10:05:21AM COUNCILMAN WARD.
10:05:23AM >>Jim Ward: STEVE, WHAT WAS THE ROLLED-BACK RATE, PLEASE?
10:05:27AM >>Steven Sarkozy: .7336.
10:05:30AM AND AT .73, WE'RE BELOW THAT.
10:05:40AM >>Mayor Ribble: ANYTHING ELSE?

10:05:42AM >>Jim Ward: I'M JUST CURIOUS, THAT STRIKES ME AS
10:05:47AM SIGNIFICANTLY DIFFERENT THAN WHAT WE HAVE SEEN THE
10:05:49AM ROLLED-BACK RATE TO BE IN THE PAST.
10:05:51AM >>Steven Sarkozy: CORRECT.
10:05:52AM >>Jim Ward: I'M TRYING TO UNDERSTAND THAT.
10:05:53AM >>Steven Sarkozy: ROLLED-BACK RATE WOULD HAVE BEEN LOWER IN
10:05:56AM PRIOR YEARS.
10:05:58AM THIS IS HIGHER I BELIEVE DUE TO THE INCREASE IN VALUATIONS.
10:06:05AM >>Mayor Ribble: ANYTHING ELSE?
10:06:06AM >>Jim Ward: NO.
10:06:06AM >>Mayor Ribble: ANY PUBLIC COMMENT?
10:06:08AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:06:10AM >>Mayor Ribble: ALL RIGHT.
10:06:11AM MAY I HAVE A MOTION TO ACCEPT?

10:06:13AM >> SO MOVED.
10:06:14AM >>Mayor Ribble: VICE-MAYOR.
10:06:15AM AND SECONDED BY COUNCILMAN LOPEZ.
10:06:17AM PLEASE CALL THE ROLL, MADAM CLERK.
10:06:20AM >>Jim Ward: AYE.
10:06:22AM >>Rafael Lopez: AYE.
10:06:23AM >>Lori Fayhee: AYE.
10:06:25AM >>Jon McLain: AYE.
10:06:26AM >>Jeff Hunt: AYE.
10:06:28AM >>Vice-Mayor Zalucki: AYE.
10:06:31AM >> MAYOR RIBBLE.

10:06:32AM >>Mayor Ribble: ITEM 7G, THE VETERANS DAY EVENT BUDGET.
10:06:36AM STEVE, WOULD YOU INTRODUCE THIS ITEM?
10:06:41AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:06:43AM VETERANS DAY HAS BECOME AN ANNUAL EVENT FOR US, THANKFULLY.
10:06:49AM IT'S A GREAT EFFORT TO COMMEMORATE THOSE WHO HAVE SERVED THE
10:06:55AM COMMUNITY, OF COURSE.
10:06:56AM AND THE VILLAGE SUPPORTS THE VETERANS DAY NOT ONLY WITH WORK
10:07:00AM ON BEHALF OF THE COMMUNITY SETTING IT UP, BUT ALSO WITH A
10:07:04AM CASH CONTRIBUTION.
10:07:05AM IN THIS CASE, WE'RE RECOMMENDING THE SAME AMOUNT GOING TO
10:07:11AM SUPPORT THE EVENT AS HAS BEEN DONE IN THE PAST.
10:07:13AM THAT'S $10,000.
10:07:15AM AND WE CONTROL THE DISBURSEMENT SO THE CHECKS ARE ACTUALLY
10:07:18AM CUT BY US TO THE VARIOUS GROUPS THAT SUPPORT THE VETERANS
10:07:22AM DAY EVENT SO THAT WE CAN BE ASSURED THAT THE PRINCIPLES OF
10:07:29AM THE MONEY GOING DIRECTLY TO SUPPORT THE EVENT AND NOT TO
10:07:32AM INDIVIDUALS OR OTHER INADVERTENT EXPENSES IS CONTROLLED BY
10:07:36AM THE VILLAGE.
10:07:37AM THE GENERAL AGENDA IS INCLUDED.
10:07:42AM THERE MAY BE SOME CHANGES HERE, IN PARTICULAR, WE'RE NOT
10:07:46AM SURE WHO WOULD BE THE KEYNOTE ADDRESS PERSON, BUT THAT'S
10:07:51AM SUBJECT TO CHANGE AND WILL BE COORDINATED, OF COURSE, WITH
10:07:55AM THE GROUP THAT'S HANDLING VETERANS DAY EVENT AS WE MOVE
10:08:00AM FORWARD.
10:08:00AM BUT THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL FOR

10:08:03AM ANOTHER GREAT EVENT.
10:08:06AM >>Mayor Ribble: ANY QUESTIONS, COUNCIL?
10:08:07AM SEEING NONE, IS THERE ANY PUBLIC COMMENT?
10:08:12AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:08:13AM >>Mayor Ribble: MAY I HAVE A MOTION TO APPROVE?
10:08:15AM COUNCILMAN LOPEZ, SECONDED BY COUNCILWOMAN FAYHEE.
10:08:19AM MADAM CLERK, PLEASE CALL THE ROLL.
10:08:21AM >>Jeff Hunt: AYE.
10:08:23AM >>Jon McLain: AYE.
10:08:25AM >>Lori Fayhee: AYE.

10:08:26AM >>Rafael Lopez: AYE.
10:08:27AM >>Jim Ward: AYE.
10:08:28AM >>Vice-Mayor Zalucki: AYE.
10:08:30AM >>Mayor Ribble: AYE.
10:08:30AM ITEM 7H, VILLAGE SECURITY SYSTEM CONTRACT.
10:08:35AM STEVE, WOULD YOU INTRODUCE THIS ITEM, PLEASE?
10:08:39AM >>Steven Sarkozy: THANK YOU, MAYOR.
10:08:40AM AND MEMBERS OF COUNCIL.
10:08:42AM THIS WAS PRESENTED AS A CONCEPT AT THE PREVIOUS COUNCIL
10:08:47AM MEETING.
10:08:47AM IT'S FOR SECURITY SERVICES THROUGHOUT SOME OF THE NEW
10:08:53AM FACILITIES THAT WE HAVE.
10:08:56AM WE HAD A REQUEST FOR PROPOSAL THAT WENT OUT.
10:08:59AM WE HAVE FOUR ORGANIZATIONS THAT BID, AND THE RECOMMENDATION
10:09:04AM HERE IS THAT WE GO WITH MOCK ENGINEERING.

10:09:07AM I'D LIKE TO CALL ON DAVID TO JUST PROVIDE A QUICK UPDATE.
10:09:13AM THIS PROVIDES A SCALABLE WAY OF ADDRESSING SECURITY AS WE
10:09:19AM EXPAND OUR FACILITIES.
10:09:21AM DAVID?
10:09:22AM >>David Willems: SO AS THE VILLAGE GROWS, WE HAVE A LOT MORE
10:09:26AM FACILITIES THAT WILL BE COMING ONLINE OVER THE NEXT COUPLE
10:09:28AM OF YEARS, ONE BEING THE RIVER PARK, WHICH IS COMPLETED AND
10:09:31AM WILL BE OPEN SHORTLY.
10:09:33AM THE CURRENT SECURITY SYSTEM THAT WE HAVE DOESN'T REALLY
10:09:36AM EXTEND WELL TO THOSE FACILITIES.
10:09:37AM SO WHAT WE WANTED TO DO WAS GET SOMETHING THAT'S A LITTLE
10:09:41AM BIT MORE MODERN.
10:09:42AM AND WHAT THIS PROPOSAL, WHAT THIS SYSTEM ALLOWS US TO DO,
10:09:47AM IT'S ENTIRELY A CLOUD-BASED SYSTEM.
10:09:49AM ANYBODY THAT HAS A LOG-IN AND AUTHORITY CAN ACTUALLY LOG IN
10:09:54AM FROM ANY COMPUTER AND MONITOR ANY OF THE CAMERAS OR ACCESS
10:09:58AM CONTROL AND CAN CHANGE THOSE.
10:10:00AM BASED ON THE AUTHORITY THE VILLAGE GIVES THEM.
10:10:02AM FOR EXAMPLE, DIFFERENT PERSON CAN BE MANAGING VILLAGE HALL,
10:10:07AM THEN MANAGES THE RIVER PARK, AND THEN CERTAIN PEOPLE CAN
10:10:11AM ACTUALLY ONLY HAVE ACCESS TO CERTAIN DOORS AT THOSE.
10:10:14AM AND IT IS EASY TO CHANGE BECAUSE IT'S CLOUD BASED AND WE'RE
10:10:19AM ACTUALLY ABLE TO ADJUST THE TIME.
10:10:21AM IF WE ONLY WANT SOMEBODY TO BE THERE FROM 8 TO 6, WE CAN SAY
10:10:25AM AFTER THAT THEIR FOB DOESN'T WORK ANYMORE.

10:10:28AM IT IS A MUCH MORE USER FRIENDLY AND MUCH MORE ROBUST
10:10:32AM SECURITY SYSTEM.
10:10:33AM SO WHAT YOU HAVE BEFORE YOU IS KIND OF THE FIRST PHASE OF
10:10:36AM THAT.
10:10:36AM IT WILL GET US THE CLOUD-BASED SYSTEM.
10:10:39AM IT WILL CHANGE OVER VILLAGE HALL AND THE RIVER PARK TO THE

10:10:42AM NEW SYSTEM.
10:10:44AM IF YOU LOOK IN THERE, THERE ARE SOME PLANS THAT SHOW EXACTLY
10:10:46AM WHERE WE'RE PROPOSING TO PUT CAMERAS, ACCESS CONTROL.
10:10:50AM IT WILL BE SOMEWHAT SIMILAR TO WHAT WE HAVE RIGHT NOW, BUT A
10:10:53AM LOT OF THE CAMERAS RIGHT NOW ARE IN THE INTERNAL HALLWAYS
10:10:57AM INSTEAD OF IN THE PUBLIC AREAS.
10:10:59AM WE'RE GOING TO CHANGE THAT.
10:11:00AM WE'LL PUT THE CAMERAS IN THE PUBLIC AREAS SO WE KNOW WHO IS
10:11:03AM COMING IN AND OUT.
10:11:04AM THIS IS PROBABLY ALMOST THE SYSTEM THAT'S MORE THAN WHAT WE
10:11:08AM NEED, BUT IT GIVES US A LOT OF FLEXIBILITY.
10:11:11AM AND SOMETHING THAT IT WILL LET US DO, THE CAMERA CAN
10:11:15AM ACTUALLY COUNT PEOPLE IN AND OUT.
10:11:16AM WE CAN ACTUALLY USE THE CAMERA TO DETERMINE HOW MANY PEOPLE
10:11:19AM COME IN EACH DOOR, AND IT CAN CREATE A REPORT ON THAT.
10:11:24AM THE WAY I SEE THAT USED, AT THE SPORTS PARK, WE CAN MONITOR
10:11:28AM HOW MANY PEOPLE COME IN AND OUT AND KNOW EXACTLY HOW IT'S
10:11:31AM BEING USED, WHEN IT IS BEING USED MOST.
10:11:34AM I'LL BE ABLE TO DO THAT FOR THE PERMITTING DEPARTMENT AS

10:11:37AM WELL.
10:11:38AM THOSE TWO SITES IS WHAT'S GOING TO BE INSTALLED AND THEN
10:11:41AM WE'RE GOING TO HAVE THEM CONSULT ON ALL THE OTHER PROJECTS
10:11:44AM THAT WE'RE WORKING ON RIGHT NOW SO THAT WE CAN GET THE
10:11:47AM INFRASTRUCTURE THEY NEED INCORPORATED INTO THOSE SITES SO
10:11:51AM THAT WE DON'T HAVE TO GO BACK AND REDO THINGS.
10:11:53AM BECAUSE WE DIDN'T HAVE SECURITY, THERE'S GOING TO BE -- IT'S
10:11:55AM NOT REALLY A REDO, BUT IT'S NOT AS SIMPLE BECAUSE THEY GOT
10:11:59AM TO GO INTO THE BUILDING AFTER IT'S FINISHED.
10:12:01AM WITH THIS, WITHIN THE PROJECT THE WHOLE TIME MAKING SURE
10:12:08AM THINGS ARE THERE FOR THE BUILDING AND THE SITE TO MAKE IT
10:12:10AM EASIER TO IMPLEMENT THE SECURITY.
10:12:11AM AND THEN COME BACK TO VILLAGE COUNCIL WHEN WE'RE LOOKING TO
10:12:14AM DO THE ACTUAL SECURITY INSTALLATIONS AT EACH OF THOSE
10:12:17AM LOCATIONS.
10:12:20AM >>Mayor Ribble: ANY QUESTIONS?
10:12:20AM COUNCILMAN HUNT.
10:12:21AM >>Jeff Hunt: QUICK QUESTION, DAVID.
10:12:23AM THE SECURITY PROTOCOL.
10:12:24AM THESE CAMERAS ARE INSTALLED.
10:12:26AM IT'S LINKED.
10:12:27AM ARE THESE PASSIVELY MONITORED OR ACTIVELY MONITORED BY WHO?
10:12:32AM >>David Willems: PASSIVELY MONITORED BY THEM.
10:12:34AM WHAT WE CAN DO -- IT REALLY DEPENDS ON HOW FAR WE WANT TO
10:12:38AM GO.

10:12:39AM I GUESS WE KIND OF TALKED INTERNALLY THAT WE WOULD USE IT
10:12:42AM MORE AS A PASSIVE.

10:12:44AM FOR EXAMPLE, THE SPORTS PARK LET'S SAY IS CLOSED AT 8:00.
10:12:47AM THE CAMERA IS ACTUALLY SMART ENOUGH TO IDENTIFY WHEN A
10:12:51AM PERSON IS THERE AFTER 8:00, AND THEN WE CAN TELL IT WHO TO
10:12:55AM NOTIFY THAT THERE IS A PERSON THERE AFTER 8:00.
10:13:00AM >>Jon McLain: WHO WOULD THAT PERSON BE?
10:13:02AM >>David Willems: THAT WILL CHANGE.
10:13:04AM SPORTS PARK, IF WE HAVE AN OPERATOR THAT'S WORKING THE
10:13:07AM SPORTS PARK, IT WILL ACTUALLY BE THE OPERATOR.
10:13:09AM IN THE SHORT-TERM IT WILL BE SOMEBODY HERE AT STAFF, EITHER
10:13:12AM ME OR FRANK OR SOMEBODY ELSE.
10:13:13AM THAT'S THE GREAT THING ABOUT THIS IS WE CAN CHANGE THAT
10:13:18AM EASILY BY OURSELVES.
10:13:21AM >>Jon McLain: IF WE HAVE SOMEBODY WALKING THROUGH ESTERO ON
10:13:23AM THE RIVER THE SOUTH SIDE, THERE'S SOME SENSITIVE BUILDINGS
10:13:27AM IN THERE AND THE LIKE, IF IT'S PASSIVE, WE'RE GOING TO BE
10:13:32AM MONITORING POSSIBLE DESTRUCTION AS OPPOSED TO BEING A LITTLE
10:13:36AM MORE ACTIVE.
10:13:36AM IT LOOKS LIKE WHAT YOU'RE SAYING IS WE CAN STEP THAT
10:13:39AM MONITORING UP SO THEY ALERT US IF THERE ARE PEOPLE IN THERE
10:13:43AM WHEN SHOULDN'T BE.
10:13:44AM >>David Willems: THE SYSTEM IS SO SMART WE COULD ACTUALLY
10:13:46AM HAVE IT SET UP SO THAT IT WILL IDENTIFY PEOPLE, FOR EXAMPLE,
10:13:50AM IT WILL IDENTIFY PEOPLE THAT LOOK LIKE THEY ARE GOING TO BE

10:13:53AM DOING GRAFFITI.
10:13:55AM AND THEN IT WILL TELL US THAT AND WE CAN GO CHECK ON IT.
10:13:58AM THINGS LIKE THAT, IT CAN ACTUALLY IDENTIFY, AND IT USES A.I.
10:14:03AM TO DISSEMINATE WHETHER IT LOOKS LIKE THOSE PEOPLE ARE DOING
10:14:06AM THAT, AND IT WILL LET SOMEBODY KNOW SO THEY CAN CHECK ON IT.
10:14:09AM IT'S NOT PASSIVE AS FAR AS THAT'S CONCERNED.
10:14:11AM WHAT I MEANT PASSIVE, THERE'S NO PERSON SITTING THERE
10:14:15AM MONITORING.
10:14:16AM IT IS ACTUALLY THE SYSTEM IS MONITORING IT AND THEN LETTING
10:14:18AM THE PEOPLE WE KNOW -- WE TELL IT TO NOTIFY KNOW THAT
10:14:22AM SOMETHING IS HAPPENING.
10:14:24AM >>Jon McLain: WOULD WE BE ABLE TO TIE THAT SECURITY IN WITH
10:14:27AM SHERIFF'S HELP AS ONE OF THE POTENTIAL PEOPLE WE CALL IF WE
10:14:30AM SEE GRAFFITI OR DESTRUCTION OF A BUILDING?
10:14:32AM >>David Willems: WE WERE TALKING TO INTERNAL STAFF AND SOME
10:14:36AM FELT IT WAS IMPORTANT TO HAVE PANIC BUTTONS.
10:14:39AM WE DON'T HAVE THOSE.
10:14:40AM WE'RE GOING TO HAVE FOUR OF THOSE.
10:14:43AM AND THEN WE CAN SET THAT UP SO WHEN THAT BUTTON IS PUSHED,
10:14:46AM IT CAN EITHER CALL 911 OR THE SHERIFF OR STAFF, WHICHEVER
10:14:50AM ONE WE WANT.
10:14:53AM >>Mayor Ribble: VICE-MAYOR.
10:14:55AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.
10:14:56AM DAVID, THANKS FOR THIS.

10:14:57AM BIG SUPPORTER OF SECURITY.

10:14:59AM I THINK WE NEED A LOT MORE IN THIS BUILDING.
10:15:02AM JUST A FEW QUESTIONS, ARE THERE GOING TO BE CAMERAS ON THE
10:15:04AM OUTSIDE OF THIS BUILDING ON THE PARKING LOT?
10:15:07AM >>David Willems: CURRENTLY, NO, WE'RE NOT PROPOSING THAT.
10:15:09AM THE THOUGHT WAS THOSE ARE NOT OUR FACILITIES.
10:15:11AM BUT IT DOES HAVE A CAMERA THAT SEES WHO IS COMING INTO THE
10:15:16AM DOORS.
10:15:17AM BUT THAT IS SOMETHING IF WE WANTED TO, IT CAN BE ADDED.
10:15:22AM >>Vice-Mayor Zalucki: JUST CURIOUS ON THAT.
10:15:24AM GETTING OVER TO THE RIVER PARK, 100% OF THE TRAILS COVERED
10:15:27AM BY THE POSITION OF THE CAMERAS THAT THEY ARE GOING TO BE
10:15:30AM INSTALLING?
10:15:31AM >>David Willems: NO.
10:15:32AM >>Vice-Mayor Zalucki: JUST CERTAIN SECTIONS OF THE TRAIL?
10:15:35AM >>David Willems: WE'RE REALLY FOCUSED ON THE RESTROOM
10:15:38AM BUILDING AND THE PARKING LOT AND THE BRIDGE.
10:15:41AM AND THE ENTRANCE TO THE PARK.
10:15:43AM >>Vice-Mayor Zalucki: OKAY.
10:15:45AM WAS THERE ANY DISCUSSION ABOUT SOME OF THE OTHER ASSETS,
10:15:47AM LIKE HAPPEHATCHEE WITH THE GIRL SCOUT HOUSE AND ALL THE
10:15:50AM OTHER STUFF THAT COULD BE VANDALIZED?
10:15:53AM THE DAURAY PROPERTY, WE HAVE A COUPLE OF BUILDINGS OVER
10:15:57AM THERE.
10:15:58AM I'M JUST TRYING TO GET AN IDEA OF THE SCOPE OF WHAT WE'RE
10:16:02AM GOING TO BE ABLE TO SEE AND PROTECT.

10:16:03AM >>David Willems: IT'S ALL COST BENEFIT.
10:16:07AM BECAUSE THERE'S NO CENTRAL LOCATION ON THE SOUTH SIDE, IF WE
10:16:11AM TRIED TO DO THE LOOP THAT IN AND OF ITSELF WOULD POTENTIALLY
10:16:16AM DOUBLE OR TRIPLE OUR COST BECAUSE EACH ONE OF THOSE CAMERAS
10:16:19AM WOULD BE A CELL CAMERA THAT WOULD HAVE CELL SERVICE AND
10:16:23AM PROBABLY HAVE TO HAVE SOLAR POWER.
10:16:26AM WHERE WITH THE BUILDING ITSELF, THE POWER IS THERE, AND THEN
10:16:29AM WE JUST HAVE ONE CELL SERVICE AND THEN THE CAMERAS TALK TO
10:16:32AM THAT.
10:16:33AM IT GETS EXPENSIVE WHEN YOU HAVE EVERYTHING DISTRIBUTED ALL
10:16:37AM AROUND, BUT WE CAN ADD THAT.
10:16:39AM ABSOLUTELY.
10:16:39AM >>Vice-Mayor Zalucki: BASED ON OUR EXPERIENCE AS WE MOVE
10:16:42AM FORWARD, MAYBE ADD A CAMERA, HERE OR THERE.
10:16:44AM >>David Willems: ABSOLUTELY.
10:16:45AM IF WE SEE THERE ARE TWO HOT SPOTS, PEOPLE KEEP CONGREGATING,
10:16:49AM YES, WE CAN DEPLOY A CAMERA THERE.
10:16:51AM THEY HAVE THE ABILITY TO DEPLOY ANYWHERE.
10:16:53AM ESPECIALLY THERE, THERE'S GOOD CELL COVERAGE.
10:16:55AM IF WE WERE OUT IN THE MIDDLE OF NOWHERE AND NO CELL

10:16:58AM COVERAGE, MIGHT BE CHALLENGING BUT I THINK WE WOULD BE FINE
10:17:01AM THERE.
10:17:01AM >>Vice-Mayor Zalucki: 24/7 RECORDING CAPABILITY, PULL BACK
10:17:05AM THE INFORMATION.
10:17:06AM >>David Willems: ABSOLUTELY, YES.

10:17:07AM WHEN WE SET IT UP TO NOTIFY US OF SOMETHING, IT WILL
10:17:11AM ACTUALLY CLIP THAT TIME PERIOD AND LET US KNOW THIS IS WHEN
10:17:16AM IT HAPPENED AND CAN VIEW THAT.
10:17:17AM >>Vice-Mayor Zalucki: GREAT SYSTEM.
10:17:19AM THE LAST QUESTION I HAVE IS THE ACCESS IS PARTITIONED,
10:17:23AM MEANING IF WE WANTED TO GET ACCESS, SUPERVISORY ACCESS TO A
10:17:28AM GROUP MAYBE THAT'S RUNNING THE RIVER PARK, THEY WON'T
10:17:31AM NECESSARILY HAVE ACCESS TO VILLAGE HALL.
10:17:33AM YOU CAN PARTITION THAT.
10:17:34AM >>David Willems: ABSOLUTELY.
10:17:35AM >>Vice-Mayor Zalucki: GREAT TO KNOW.
10:17:36AM I NOTICED IN THE PROPOSAL, THEY CAN GET THIS DONE IN 90 DAYS
10:17:40AM FROM APPROVAL.
10:17:41AM THAT'S AMAZING.
10:17:42AM THAT'S PRETTY QUICK.
10:17:43AM YEAH, I SUPPORT IT.
10:17:45AM THANK YOU FOR ANSWERING MY QUESTIONS.
10:17:48AM >>David Willems: THAT'S ONE OF THE REASONS WE SELECTED THEM.
10:17:51AM THEY ARE LOCAL HERE.
10:17:52AM THEY DO THE WORK ALL THE TIME.
10:17:54AM THEY DO THE WORK FOR THE SCHOOL DISTRICT, DIFFERENT
10:17:55AM CORPORATIONS, AND THEY LOOKED AT THE FACILITY, AND WHERE WE
10:17:58AM ASKED THEM TO INSTALL THINGS, IT'S PRETTY SIMPLE.
10:18:01AM IF WE STARTED GETTING INTO THE OUTSIDE STUFF, OUT IN THE
10:18:04AM PARKING LOT, IT WOULD PROBABLY GET A LITTLE MORE COMPLICATED

10:18:06AM AND MIGHT TAKE LONGER.
10:18:08AM >>Vice-Mayor Zalucki: THANK YOU.
10:18:10AM >>Jon McLain: FOLLOW-UP, I THINK WE SHOULD GO WITH THE BASE
10:18:13AM PLAN THAT YOU'VE GOT RIGHT NOW.
10:18:14AM I'M IN FAVOR OF THAT.
10:18:15AM I AM CONCERNED WHEN THE PARK REALLY IS OFFICIALLY OPENED,
10:18:19AM THE HAPPEHATCHEE CENTER DOES HAVE SOME VALUABLE HISTORICAL
10:18:23AM BUILDING AND THE LIKE AND THEY HAVE POWER THERE ALSO.
10:18:25AM I THINK WE SHOULD LOOK AT CONSIDERING THE EXPANSION SO THAT
10:18:30AM WE GET AT LEAST A VIEW OF THAT.
10:18:31AM WE DON'T HAVE TO HAVE ALL THE TRAILS MONITORED BECAUSE YOU
10:18:34AM WOULD ACTUALLY SEE THEM COMING OVER THE BRIDGE IF THEY COME
10:18:37AM IN LEGITIMATELY.
10:18:38AM BUT THE BUILDINGS IN THERE ARE PRETTY SENSITIVE.
10:18:40AM WE SURE WOULDN'T WANT ANYBODY TO BREAK IN THERE AND INHABIT
10:18:44AM THE PLACE AND THEN WE HAVE TO TRY TO GET THEM OUT OF THERE.

10:18:49AM I WOULD LOOK AT THE POTENTIAL COST OF THAT ADDITION AND THEN
10:18:51AM OBVIOUSLY ADD MORE IN THE FUTURE.
10:18:53AM WE ALREADY KNOW THAT IS A SENSITIVE SPOT.
10:18:56AM SO I RECOMMEND THAT WE LOOK AT THAT IN THE NEAR FUTURE.
10:19:00AM >>David Willems: GENERALLY THE HAPPEHATCHEE KIND OF CENTER
10:19:02AM WHERE THE BUILDINGS ARE?
10:19:04AM >> YES.
10:19:04AM >>David Willems: WE CAN GET A COST FOR THAT.
10:19:06AM >>Mayor Ribble: ALL RIGHT.

10:19:07AM ANY OTHER QUESTIONS.
10:19:08AM I THINK THAT IS A GREAT IDEA, COUNCILMAN.
10:19:10AM SEEING NONE, CAN I HAVE APPROVAL FOR THE CONTRACT FOR
10:19:15AM $113,054 AND THE CONTINGENCY OF 11,300, PLEASE?
10:19:21AM ANY PUBLIC COMMENT?
10:19:24AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:19:28AM >>Mayor Ribble: ONE OF THESE DAYS WE'LL HAVE PUBLIC COMMENT.
10:19:31AM [LAUGHTER]
10:19:31AM THANK YOU.
10:19:33AM COUNCILMAN McLAIN.
10:19:34AM SECOND?
10:19:34AM COUNCILWOMAN FAYHEE.
10:19:37AM PLEASE CALL THE ROLL, MADAM CLERK.
10:19:41AM >>Jeff Hunt: AYE.
10:19:43AM >>Jon McLain: AYE.
10:19:45AM >>Lori Fayhee: AYE.
10:19:46AM >>Rafael Lopez: AYE.
10:19:48AM >>Jim Ward: AYE.
10:19:49AM >>Vice-Mayor Zalucki: AYE.
10:19:50AM >>Mayor Ribble: AYE.
10:19:52AM AGENDA ITEM 7I, ESTERO SPORTS PARK PHASE 2 PRECONSTRUCTION
10:20:03AM SERVICES CHANGE ORDER NUMBER 2.
10:20:05AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
10:20:08AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:20:10AM THIS ITEM IS ALSO PART OF YOUR DESK PACKET.

10:20:15AM IT CAME TO US LATE AS A RESULT OF WORK WITH SUFFOLK.
10:20:21AM I WOULD LIKE TO HAVE DAVID WILLEMS COME FORWARD TO BRIEFLY
10:20:25AM DISCUSS THIS.
10:20:26AM I WOULD POINT THE COUNCIL TO SOME OF THE MAPS HERE.
10:20:28AM THESE ARE UPDATED MAPS THAT GIVE YOU A BETTER SENSE OF THE
10:20:34AM PHASING THAT WE'VE TALKED ABOUT OVER THE PAST MANY MONTHS.
10:20:44AM >>David Willems: WORKING ON THE SPORTS PARK AND WITH ALL THE
10:20:46AM BUDGETS AND THINGS WE'VE BEEN WORKING ON, IT BECAME APPARENT
10:20:50AM THAT WE REALLY NEED TO LOOK BACK AND KIND OF CHANGE THE
10:20:52AM CONTRACT WE HAD WITH SUFFOLK FOR THE PRECONSTRUCTION
10:20:56AM SERVICES.
10:20:57AM WE ORIGINALLY HAD THEM DOING BASICALLY THE DESIGN, ALMOST

10:21:00AM CONSTRUCTION PLANS FOR REALLY THE WHOLE SPORTS PARK, WHICH
10:21:03AM ISN'T A BAD THING.
10:21:05AM BUT ONCE WE STARTED GETTING INTO THE BUDGET, WE DON'T REALLY
10:21:08AM HAVE THE MONEY TO DO ALL THAT.
10:21:10AM WE THOUGHT IT MADE A LITTLE BIT MORE SENSE TO -- WE HAVE
10:21:13AM CONCEPTS FOR THE WHOLE SITE.
10:21:15AM WE KIND OF KNOW WHAT THE BUILDINGS ARE GOING TO LOOK LIKE.
10:21:18AM WHY DON'T WE STOP ON THOSE NOW AND LET'S FOCUS ON THE THINGS
10:21:20AM THAT WE THINK WE'LL BE ABLE TO BUILD WITHIN THE NEXT COUPLE
10:21:25AM OF YEARS.
10:21:25AM WHAT WE HAVE BEFORE YOU IS A CONTRACT BASICALLY TO
10:21:27AM ACCOMPLISH THAT.
10:21:27AM FROM THE DESIGN STANDPOINT OF EVERYTHING OTHER THAN PHASE

10:21:33AM TWO, WE'VE STOPPED THEM.
10:21:34AM AND WHAT WE'RE DOING IS TAKING THOSE FUNDS OUT OF THAT
10:21:37AM CONTRACT AND THEN ADDING IN FUNDS FOR JUST PHASE TWO.
10:21:42AM SO TO GET PHASE TWO TO THE POINT THAT IT IS DESIGNED AND
10:21:46AM PERMITTED AND READY TO BE BID.
10:21:48AM AND WHAT YOU HAVE BEFORE YOU IS A LITTLE BIT OF A
10:21:51AM DESCRIPTION OF WHAT PHASE TWO ENTAILS.
10:21:52AM WHAT IT IS, IT IS THE TWO LONG FIELDS AT THE NORTH THAT
10:21:57AM WOULD BE TURF AND BE ABLE TO DO SOCCER, FOOTBALL, AND LITTLE
10:22:03AM LEAGUE BASEBALL ON BOTH OF THOSE FIELDS.
10:22:05AM WE'LL DO THE MAINTENANCE FACILITY.
10:22:08AM WE'RE GOING TO EXTEND THE MAIN ROADWAY TO THAT TEMPORARY
10:22:13AM PARKING LOT YOU SEE THERE.
10:22:14AM WE'RE GOING TO IMPROVE THAT PARKING LOT.
10:22:17AM WE'RE NOT GOING TO BRING IT UP TO CURRENT STANDARDS, BUT IT
10:22:19AM WILL BE RESURFACED, ADD A FEW TREES AND SOME LIGHTING, AND
10:22:23AM THEN WE'RE GOING TO TAKE THE REST OF THE AREA THAT WILL BE
10:22:28AM EVENTUALLY THE GREAT LAWN AND MAKE IT -- IT'S NOT GOING TO
10:22:30AM BE QUITE TO THE FINISHED LEVEL, BUT IT WILL BE A USABLE
10:22:33AM SPACE.
10:22:34AM AND THEN ALSO INCLUDE TWO RESTROOM BUILDINGS THAT ARE ON THE
10:22:38AM MASTER PLAN, AND THEN THAT PAVILION THAT WE HAVE PROPOSED
10:22:41AM THAT YOU CAN USE FOR CONCERTS OR DIFFERENT EVENTS.
10:22:44AM SO WHAT YOU HAVE BEFORE YOU IS TO REDUCE -- YOU'LL NOTICE
10:22:47AM THAT IT IS ACTUALLY A REDUCTION IN COST.

10:22:49AM SO THE NET IS THE CONTRACT IS GOING TO BE REDUCED BY
10:22:53AM $2.1 MILLION.
10:22:54AM BUT WHAT THAT DOES IS GETS US TO THIS POINT.
10:22:58AM AFTER WE'RE DONE WITH PHASE TWO, WE WOULD HAVE TO GET
10:23:01AM ANOTHER CONTRACT TO MOVE FORWARD IF WE WANTED TO OR WHEN WE
10:23:05AM WANT TO.
10:23:06AM WITH THAT, I CAN ANSWER ANY QUESTIONS.
10:23:08AM >>Mayor Ribble: COUNCILMAN HUNT.

10:23:09AM >>Jeff Hunt: BROUGHT UP AT THE LAST MEETING, SOMEONE MAYBE
10:23:13AM MADE A COMMENT, WITHIN THE PARK HAVING AREAS TO SIT AND
10:23:17AM CONTEMPLATE.
10:23:19AM IN PHASE TWO, ARE THERE ANY PLANS FOR ANY SEATING AND SUCH?
10:23:22AM >>David Willems: YEAH, ABSOLUTELY.
10:23:24AM ESPECIALLY THE RESTROOM FACILITY.
10:23:25AM THE PAVILION.
10:23:27AM IT'S NOT GOING TO HAVE EVERYTHING.
10:23:29AM SO IF YOU LOOK -- IF YOU LOOK HERE, THERE'S LIKE THREE
10:23:36AM PASEOS THAT WE'RE CALLING THEM.
10:23:38AM THOSE ARE GOING TO BE VERY HIGHLY LANDSCAPED, LOTS OF
10:23:40AM SEATING.
10:23:41AM THOSE WILL NOT BE FINISHED, BUT THERE WILL BE SEATING.
10:23:55AM >>Mayor Ribble: VICE-MAYOR.
10:23:57AM >>Vice-Mayor Zalucki: THANK YOU.
10:23:57AM THANK YOU, DAVID.
10:23:59AM I'M LOOKING AT THE FINISHED PLAN IN COMPARISON.

10:24:01AM SO OVER HERE, IT SAYS PHASE TWO, GRASS, DIRT PATHS AND TWO
10:24:05AM RESTROOM BUILDINGS, WHAT APPEARS TO BE LOOKING AT THE MASTER
10:24:08AM PLAN, THE FINAL, WHERE WOULD THOSE TWO SEPARATE BUILDINGS --
10:24:12AM >>David Willems: ONE IS RIGHT HERE, RIGHT BY THE ROUNDABOUT,
10:24:16AM AND THEN THE OTHER ONE IS OVER BY THE POND RIGHT HERE.
10:24:19AM THIS IS THE PAVILION.
10:24:23AM THERE WILL BE TRAILS.
10:24:24AM WE DON'T HAVE IT DESIGNED.
10:24:26AM THERE WILL BE TRAILS.
10:24:27AM PROBABLY WON'T BE CONCRETE TRAILS.
10:24:30AM FLAT DIRT TRAILS AT THIS POINT.
10:24:31AM MAYBE SOME OF THEM ARE STABILIZED, BUT EVENTUALLY IT WILL
10:24:34AM LOOK LIKE THIS.
10:24:35AM THEY WILL BE FLAT AND PEOPLE WILL BE ABLE TO WALK ON THEM.
10:24:38AM >>Vice-Mayor Zalucki: JUST THE LAST QUESTION, WHERE YOU HAVE
10:24:40AM HERE ON THE PHASE TWO WHERE IT SAYS TWO LIGHTED SOCCER
10:24:43AM FIELDS AND I'M LOOKING AT THE MASTER, THAT AREA DOESN'T LOOK
10:24:46AM LIKE RECTANGULAR SOCCER FIELDS.
10:24:49AM HOW IS THAT GOING TO PLAY OUT IN THE FINAL?
10:24:51AM >>David Willems: THE FINAL, THE CENTER IS STILL GOING TO BE
10:24:53AM THE SAME TURF, AND WE'RE GOING TO SURROUND IT WITH PATHS.
10:24:57AM IN THE FINAL, WHEN WE HAVE THE THREE LONG FIELDS ON THE
10:25:00AM NORTH, WE DON'T NEED THE OTHER ONES FOR STRUCTURED TEAM
10:25:06AM PLAY.
10:25:06AM THEY WILL BE USED MORE FOR IF YOU HAVE YOUR SON OR DAUGHTER

10:25:10AM AND YOU WANT TO GO PLAY CATCH SOMEWHERE AND PEOPLE ALREADY
10:25:13AM ON ALL THE OTHER FIELDS, THAT'S WHAT THAT WILL BE FOR.
10:25:17AM >>Vice-Mayor Zalucki: KIND OF OVERFLOW SPORTS.
10:25:21AM >>David Willems: YEAH, STILL USED FOR SPORTS TOURNAMENTS.

10:25:24AM IT'S SEEN AS MORE OF AN UNSTRUCTURED PLACE THAT PEOPLE CAN
10:25:27AM GO PLAY.
10:25:27AM >>Vice-Mayor Zalucki: UNDERSTOOD.
10:25:29AM THAT'S ALL, MAYOR.
10:25:30AM >>Mayor Ribble: ANYONE ELSE?
10:25:31AM COUNCILMAN McLAIN.
10:25:32AM >>Jon McLain: THE TWO SOCCER FIELDS ON PAGE 2, ASTROTURF
10:25:36AM JUST LIKE THE FOOTBALL FIELD?
10:25:37AM >>David Willems: YEP.
10:25:39AM >>Jon McLain: NO CUT-BACK ON THAT.
10:25:41AM >>David Willems: THE IDEA, THERE WILL BE NO LINES WITHIN IT.
10:25:44AM WE HAVE A ROBOT THAT DOES THE LINES.
10:25:45AM >>Jon McLain: THE AREA FILLED AND GRASSED, ARE WE GOING TO
10:25:50AM SPRINKLE THAT OR JUST HOPE THAT IT GETS ENOUGH RAIN?
10:25:53AM >>David Willems: PROBABLY HAVE TO BE SPRINKLERS OF SOME
10:25:56AM SORT.
10:25:57AM THIS ONE UP HERE MIGHT NOT BE, BUT THIS AREA AROUND THE
10:26:00AM RESTROOM AND WHERE WE'RE GOING TO WANT PEOPLE CONGREGATING,
10:26:03AM I THINK IT WILL HAVE TO HAVE SOMETHING THAT'S A LITTLE BIT
10:26:06AM BETTER THAN JUST THROWING OUT SEED.
10:26:09AM >>Mayor Ribble: ANYTHING ELSE?

10:26:11AM >>Jim Ward: TIMING OF PHASE TWO?
10:26:13AM >>David Willems: THAT'S PART OF WHAT THEY ARE GOING TO DO
10:26:15AM ONCE WE GET THE CONTRACT SIGNED, WE'LL WORK WITH SUFFOLK TO
10:26:18AM GET US A DETAILED SCHEDULE, TYPICALLY SIX MONTHS OR SO TO
10:26:23AM DESIGN AND PERMIT.
10:26:24AM SO MAYBE WE CAN START CONSTRUCTION EARLY NEXT YEAR.
10:26:27AM >>Jim Ward: PART OF THE TIMING HAS TO DO RELATIVE TO THE
10:26:31AM ABILITY TO OPEN UP THE DRIVING RANGE, WHICH CANNOT HAPPEN
10:26:36AM UNTIL YOU DO CERTAIN THINGS WITH THE LONG FIELDS, CORRECT?
10:26:39AM >>David Willems: YEAH, THIS WILL BE AHEAD OF THE DRIVING
10:26:42AM RANGE MOST LIKELY.
10:26:43AM I MEAN, A LOT OF THIS IS SITE WORK, WHICH TENDS TO GO A
10:26:46AM LITTLE BIT FASTER THAN THE VERTICAL TYPE OF WORK.
10:26:49AM >>Jim Ward: THANK YOU.
10:26:50AM >>David Willems: REALISTICALLY, FOR THE DRIVING RANGE, ALL
10:26:53AM WE WOULD NEED TO DO IS THE SPINE ROAD TO GET THE DRIVING
10:26:56AM RANGE ACCESS.
10:26:57AM EVERYTHING ELSE, IT CAN HAPPEN WHENEVER IT HAPPENS.
10:27:03AM >>Mayor Ribble: ANYONE ELSE?
10:27:04AM GO AHEAD.
10:27:06AM >>Jon McLain: JUST EXTRA QUESTIONS BECAUSE WE JUST GOT THESE
10:27:09AM IN THE DESK PACKET.
10:27:11AM DIDN'T HAVE A CHANCE TO LOOK AT IT.
10:27:12AM >>David Willems: WE WERE TRYING TO GET IT LAST WEEK, BUT A
10:27:15AM LOT OF MOVING PARTS.

10:27:16AM >>Jon McLain: WE'RE ALL FAMILIAR WITH THIS.
10:27:18AM YOU'RE ASKING -- THE FEES WILL BE DROPPED BY 2.1 MILLION.
10:27:22AM THE QUESTION I HAVE IS, BY US LIMITING THE SCOPE TO SAVE
10:27:30AM DOLLARS, AND WHEN WE COMPLETE THE ENTIRE MASTER PLAN AS WE
10:27:35AM ORIGINALLY HAVE IT DESIGNED, ARE WE GOING TO STILL BE SAVING
10:27:39AM MONEY OR BECAUSE WE'RE DOING -- CANCELING SOME PHASES OF THE
10:27:44AM CONSTRUCTION, GO BACK TO IT LATER, ARE WE GOING TO NET HAVE
10:27:48AM HIGHER COSTS?
10:27:49AM >>David Willems: I DON'T KNOW THAT WE WOULD.
10:27:50AM THE GOOD THING THAT WE DID DO, WE DIDN'T JUST TAKE IT TO
10:27:54AM LIKE A LOW-LEVEL CONCEPT.
10:27:57AM I MEAN, THE PLAN THAT WE HAVE FOR THE OVERALL SITE HERE HAS
10:28:03AM BEEN PRETTY WELL THOUGHT OUT TO THE POINT THAT THEY ACTUALLY
10:28:06AM HAD BUILDINGS, LIKE SCHEMATICS OF BUILDINGS DESIGNED.
10:28:10AM THE CONCERN, IF WE DID MOVE FORWARD WITH THE WHOLE THING,
10:28:13AM THE CONCERN I WOULD HAVE IS THAT THREE YEARS FROM NOW, WHEN
10:28:16AM WE PICK THAT UP, SOMETHING IS LIKELY GOING TO CHANGE.
10:28:20AM WE WOULD HAVE PAID MONEY TO DO SOMETHING THAT WE WOULD
10:28:23AM PROBABLY BE CHANGING.
10:28:24AM SO I THINK THE BENEFIT HERE IS AS WE GET TO BUILD THE FIRST
10:28:28AM PART OF IT, SEE HOW IT WORKS, SEE IF THERE ARE ANY THINGS
10:28:33AM THAT MAKE SENSE TO DO A LITTLE DIFFERENTLY AND THEN ADJUST
10:28:36AM WITHOUT INVESTING THE MONEY TOO EARLY.
10:28:40AM >>Jon McLain: THANK YOU.
10:28:41AM >>Mayor Ribble: MAKES SENSE.

10:28:42AM ANY OTHER QUESTIONS?
10:28:42AM THANK YOU, DAVID.
10:28:44AM IS THERE ANY PUBLIC COMMENT?
10:28:47AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
10:28:49AM >>Mayor Ribble: ALL RIGHT.
10:28:50AM MAY I HAVE A MOTION TO APPROVE THE CONTRACT TO REDUCE THE
10:28:55AM FEES BY $2.1 MILLION?
10:28:56AM COUNCILWOMAN FAYHEE.
10:29:00AM AND COUNCIL MEMBER LOPEZ.
10:29:02AM MADAM CLERK, PLEASE CALL THE ROLL.
10:29:05AM >>Jim Ward: AYE.
10:29:06AM >>Rafael Lopez: AYE.
10:29:08AM >>Lori Fayhee: AYE.
10:29:09AM >>Jon McLain: AYE.
10:29:10AM >>Jeff Hunt: AYE.
10:29:12AM >>Vice-Mayor Zalucki: AYE.
10:29:13AM >>Mayor Ribble: AYE.
10:29:14AM ITEM 7J.
10:29:18AM ESTERO RIVER NORTH BRANCH REGIONAL POND CHANGE ORDER NUMBER
10:29:27AM 3.
10:29:28AM >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
10:29:30AM THIS IS REALLY A GOOD-NEWS PIECE IN THE SENSE THAT OUR

10:29:34AM ORIGINAL PLANS FOR THE STORMWATER MITIGATION POND ON THREE
10:29:38AM OAKS PARKWAY RIGHT BY THE POST OFFICE HAS GONE THROUGH TWO
10:29:45AM SEPARATE AND DISTINCT GRANT FUNDING PROGRAMS.

10:29:49AM AND WE'VE BEEN SUCCESSFUL ON BOTH.
10:29:52AM THESE GRANTS THEN FUND 100% OF THE PROJECT.
10:29:59AM THE GRANTS THAT I'M SPEAKING OF ARE THE FEMA HAZARD
10:30:02AM MITIGATION GRANT PROGRAM THAT'S PROVIDING $4.9 MILLION FOR
10:30:08AM PART OF THE POND.
10:30:09AM AND THEN IT'S MATCHED BY THE COMMUNITY DEVELOPMENT DISASTER
10:30:12AM RECOVERY GRANT APPROPRIATED FROM HUD THROUGH LEE COUNTY IN
10:30:18AM THE AMOUNT OF $1.6 MILLION.
10:30:21AM THE TOTAL PROJECT OF 6.5 MILLION THEN CREATES THE STORMWATER
10:30:28AM MITIGATION POND ON THAT PROPERTY THAT WE PURCHASED FROM THE
10:30:36AM SCHOOL DISTRICT SOME YEARS BACK.
10:30:38AM THIS IS THE AREA THAT WE SAW SIGNIFICANT FLOODING DURING
10:30:43AM HURRICANE IRMA DUE TO THE RESTRICTIONS ON THE FLOW OF WATER
10:30:51AM DOWNSTREAM OF THIS AREA, BUT IT BACKED UP AND CAUSED
10:30:56AM FLOODING THAT WARRANTS THEN THE INVESTMENT BY THE STATE AND
10:31:00AM PARTICULARLY THE FEDERAL GOVERNMENT.
10:31:01AM THE DIFFICULTY THAT WE HAVE IS DEALING WITH TWO GRANT
10:31:07AM PROGRAMS THAT EACH HAVE A VERY AGGRESSIVE SCHEDULE FOR
10:31:12AM COMPLETION OF PROJECTS.
10:31:13AM YOU KNOW, WE, AT THE STAFF LEVEL, WERE KIND OF CHUCKLING.
10:31:18AM WE'VE BEEN WAITING FOREVER FOR THESE GRANTS, AND NOW THAT WE
10:31:21AM GOT THE GRANTS, THE STATE AND FEDERAL GOVERNMENT ARE SAYING
10:31:23AM YOU GOT TO GET IT DONE IN A FAST MANNER.
10:31:25AM AND THAT TIMETABLE FOR THE CONSTRUCTION OF THESE PRESENTS A
10:31:31AM REAL CHALLENGE TO US.

10:31:34AM IF WE WERE TO GO OUT FOR BIDS FOR THE ENGINEERING ON THESE
10:31:39AM TWO PROJECTS THAT ESSENTIALLY IS ONE POND IT WOULD ADD TO
10:31:48AM AND PROBABLY CREATE A REAL STUMBLING BLOCK WITH GETTING
10:31:52AM THESE PROJECTS DONE IN THE TIMELY MANNER THAT'S NECESSARY
10:31:56AM FOR THE GRANTS.
10:31:56AM SO WE HAVE HAD THE EVANS ENGINEERING GROUP WORKING ON THESE
10:32:03AM PONDS FOR SOME TIME.
10:32:04AM BOTH FOR THE PREPARATION OF THE GRANTS AS WELL AS OTHER
10:32:11AM BENEFITS FOR AN EXTENDED POND AT ANOTHER SITE, ON ANOTHER
10:32:16AM PORTION OF THIS PROPERTY.
10:32:17AM AND TO MAKE SURE THAT WE CAN GET THINGS DONE IN A TIMELY
10:32:23AM WAY, WE'RE RECOMMENDING THAT WE PAY THE FULL COST OUT OF OUR
10:32:28AM FUNDS, LOCAL FUNDS, FOR EVANS ENGINEERING TO CONTINUE THE
10:32:35AM WORK BY EVANS WOULD NOT BE GRANT ELIGIBLE.
10:32:39AM IT WOULD COST THE VILLAGE ABOUT -- JUST OVER A HUNDRED
10:32:45AM THOUSAND DOLLARS.
10:32:46AM BUT THAT INVESTMENT THEN ALLOWS US TO STAY ON TRACK FOR THE
10:32:52AM RECEIPT OF THE $6.5 MILLION FROM THE STATE AND FEDERAL GRANT

10:32:58AM AGENCIES.
10:32:58AM SO WE'RE RECOMMENDING THAT THIS PROCEED, EXPENDING LOCAL
10:33:05AM DOLLARS IN ORDER TO MAXIMIZE OUR GRANT FUNDING AND GET THE
10:33:10AM PROJECT DONE IN AN EXPEDITED MANNER.
10:33:17AM >>Mayor Ribble: ANY QUESTIONS, COUNCIL?
10:33:19AM >>Jon McLain: I'M FINE WITH ADVANCING THIS, BUT I KNOW THE
10:33:22AM TIMETABLE, ONE IS TO GET THE PLANNING DONE BY MARCH 31st.

10:33:30AM WHAT ARE THE OTHER TIMETABLES?
10:33:32AM IT WILL TELL US WHAT TO DO WITH CONSTRUCTION.
10:33:36AM ARE THERE ADDITIONAL TIMELINES THAT IF WE DON'T MEET, WE
10:33:38AM LOSE THE 4.6?
10:33:40AM WE'LL BE SPENDING THIS MONEY TO DO IT RAPIDLY.
10:33:43AM I'M CONCERNED ABOUT STEPS TWO AND THREE TO KEEP OUR
10:33:45AM TIMETABLE GOING.
10:33:47AM >>Steven Sarkozy: YES.
10:33:47AM DAVID, DO YOU WANT TO ADDRESS THAT?
10:33:49AM THE FIRST HURDLE IS THE MARCH DEADLINE, BUT THERE ARE OTHER
10:33:55AM CONSTRAINTS AS WELL THAT COME AT US.
10:34:00AM >>David Willems: YEAH, INTERESTING THING HERE, TWO DIFFERENT
10:34:02AM GRANTS AND BOTH HAVE DIFFERENT TIME FRAMES.
10:34:04AM REALLY THE HMGP IS THE ONE THAT'S CAUSING THE BIGGEST
10:34:07AM CHALLENGE FOR US RIGHT NOW BECAUSE THE FEDERAL GOVERNMENT
10:34:10AM WROTE THE GRANT AND PUT IN CERTAIN DATES.
10:34:14AM THEN THEY SENT IT TO THE STATE, THEN THE STATE HAS TO
10:34:17AM APPROVE THE GRANT.
10:34:18AM BUT THE STATE TOOK SEVERAL MONTHS TO APPROVE AND GET IT TO
10:34:21AM US.
10:34:21AM SO THE BACK END DATE DOESN'T CHANGE.
10:34:25AM WE JUST LOST THAT TIME.
10:34:26AM WE DON'T HAVE THE WAY THEY DO THE GRANTS IS WE DON'T HAVE
10:34:31AM THE ACTUAL CONSTRUCTION GRANT YET.
10:34:34AM THE MONEY IS THERE, BUT AFTER WE MEET THIS FIRST TIME IS

10:34:38AM WHEN WE GET THE ALLOCATION FOR THE CONSTRUCTION.
10:34:41AM SO IT'S KIND OF A STEPWISE PIECE.
10:34:44AM THE GOOD THING, WHEN WE START GETTING INTO CONSTRUCTION,
10:34:47AM WHEN WE BID THE PROJECT, THOSE GRANT DATES WILL BE IN THE
10:34:52AM CONSTRUCTION BID DOCUMENTS THAT THEY HAVE TO MEET THESE
10:34:56AM DATES IN ORDER FOR THEM TO GET PAID.
10:34:59AM >>Jon McLain: BASED ON YOUR EXPERIENCE, THE TIMETABLE GOING
10:35:03AM TO BE VERY TIGHT.
10:35:04AM REALISTICALLY THINK WE CAN WORK WITH THEM AND GET THIS DONE?
10:35:08AM BECAUSE YOU HAVE WHATEVER, 6.5 MILLION.
10:35:10AM >>David Willems: YEAH, THE REASON WE WANT TO HIRE JR EVANS
10:35:14AM IS BECAUSE THEY ARE ALREADY FAMILIAR WITH THE PROJECT.
10:35:16AM I THINK THE VILLAGE MANAGER MENTIONED THAT IF WE WENT WITH
10:35:18AM ANOTHER FIRM IT WOULD TAKE US A COUPLE OF MONTHS TO GET THEM

10:35:22AM HIRED AND THEN IT WOULD PROBABLY TAKE THEM A COUPLE OF
10:35:26AM MONTHS TO GET THEIR FEET UNDER THEM TO START WORKING --
10:35:28AM >>Jon McLain: I AGREE 100% WITH THAT.
10:35:30AM I'M CONCERNED ABOUT PHASE TWO AND THREE AND THE TIMETABLES
10:35:33AM FOR THESE GRANTS, THE WAY THEY MOVE IT BACK AND FORTH WITH
10:35:36AM THE STATE AND THE LIKE.
10:35:36AM >>David Willems: WELL, THE DR GRANT, I THINK IT IS A LITTLE
10:35:39AM BIT FURTHER OUT.
10:35:40AM I THINK IT HAS TO BE SPENT IN 2030 OR SOMETHING -- OR 2028
10:35:44AM -- NO, 2029.
10:35:45AM SO THAT ONE WE'LL PROBABLY MEET.

10:35:47AM IT'S A MATTER OF ONCE WE GET TO THE HMGP, GETTING THAT.
10:35:53AM >>Jon McLain: ALL WE HAVE TO DO IS DIG A HOLE, RIGHT?
10:35:55AM SEEMS PRETTY SIMPLE.
10:35:57AM [LAUGHTER]
10:35:57AM >>David Willems: THAT IS THE THING, IT WILL BE CRITICAL TO
10:35:59AM GET THE RIGHT CONTRACTOR.
10:36:01AM THERE ARE CONTRACTORS THAT ARE SET UP TO DIG HOLES LIKE THAT
10:36:03AM EXTREMELY FAST.
10:36:05AM AND THEN THERE ARE SOME THAT THEY JUST DON'T DO IT AS FAST.
10:36:09AM IT'S PART OF THE EQUIPMENT THEY HAVE.
10:36:10AM GET THE RIGHT CONTRACTOR, THEY CAN DIG A HOLE PRETTY
10:36:13AM QUICKLY.
10:36:13AM >>Jon McLain: THIS IS IMPORTANT.
10:36:15AM OBVIOUSLY, THIS IS AN IMPORTANT IMPROVEMENT AND TIMING IS
10:36:18AM TIGHT.
10:36:18AM STAY ON TOP OF IT IS ALL I CAN SAY.
10:36:21AM I'D LIKE TO KEEP US INFORMED OF HOW WE'RE MOVING ON THIS.
10:36:24AM I HAVE GOOD FAITH IN JOHNSON ENGINEERING TO DO A GREAT JOB.
10:36:29AM >>Steven Sarkozy: EVANS.
10:36:31AM >>Jon McLain: EVANS.
10:36:34AM >>Jim Ward: WOULD IT BE LIKELY WE HAVE TO FAST-TRACK THE
10:36:37AM CONSTRUCTION BIDS AS WELL?
10:36:39AM >>David Willems: THE BID ITSELF WE WOULD PROBABLY TRY TO
10:36:43AM HAVE THE BID READY.
10:36:44AM WE WOULD DO ALL THE WORK FOR THE BIDS BEFORE WE HAVE THE

10:36:47AM DESIGN AND PERMITTING DONE SO THAT WE CAN DO THAT.
10:36:49AM EVEN IF WE THINK WE MIGHT HAVE ENOUGH TIME, WE WANT TO DO IT
10:36:53AM AS QUICKLY AS WE CAN.
10:36:54AM >>Mayor Ribble: DO THEM CONSECUTIVELY.
10:36:56AM >>David Willems: YES.
10:36:56AM >>Mayor Ribble: MAKES SENSE.
10:36:57AM >>Vice-Mayor Zalucki: QUICK QUESTION.
10:36:59AM I'VE SEEN PROVISIONS IN SOME OF THE GRANTS FOR EXTENSIONS.
10:37:02AM IS THERE ONE FOR THIS JUST IN CASE WE START BUTTING UP
10:37:05AM AGAINST THE TIMELINE?

10:37:07AM >>David Willems: SOMETIMES.
10:37:08AM WE DON'T WANT TO BANK ON THAT.
10:37:11AM WE'RE TRYING TO DO EVERYTHING WE CAN SO WE DON'T HAVE TO DO
10:37:14AM THAT.
10:37:14AM BUT THERE ARE --
10:37:16AM >>Vice-Mayor Zalucki: SAFETY VALVE.
10:37:18AM >>David Willems: THERE ARE POTENTIALLY, ESPECIALLY ON THE
10:37:20AM CONSTRUCTION SIDE, WE'RE TRYING TO SET OURSELVES UP SO WE
10:37:22AM DON'T HAVE TO WORRY ABOUT THAT.
10:37:24AM >>Steven Sarkozy: WE DON'T WANT TO BET ON THAT AT ALL.
10:37:26AM THESE ARE FROM HURRICANE IRMA.
10:37:28AM SO THAT GOES BACK A NUMBER OF YEARS.
10:37:30AM AND THERE'S LIMITED AMOUNT OF MONEY COMING TO THE REGION FOR
10:37:36AM HURRICANE IRMA.
10:37:37AM WE KNOW THAT FEMA IS UNDERFUNDED.

10:37:40AM WE DON'T WANT TO DO ANYTHING THAT JEOPARDIZES ANY OF THE
10:37:44AM FUNDING CYCLES.
10:37:47AM >>Vice-Mayor Zalucki: PUSHING IT OUT IF WE DIDN'T --
10:37:49AM >>David Willems: ALREADY SEEN SOME THINGS WHERE THE MONEY
10:37:52AM HAS BEEN MOVING AROUND.
10:37:53AM THE DR FUNDING FOR THE UEP BECAUSE WE DIDN'T -- WE THOUGHT
10:37:59AM WE HAD IT.
10:38:00AM THE STATE SAID WE HAD IT.
10:38:02AM AND THEN THE COUNTY CHANGED THE WAY THEY WERE DISTRIBUTING
10:38:05AM THE DR FUNDING AND WE ALMOST LOST THAT.
10:38:07AM SO WE JUST GOT TO DO EVERYTHING AS FAST AS WE CAN TO MAKE
10:38:11AM SURE THAT DOESN'T HAPPEN.
10:38:14AM >>Mayor Ribble: ANYTHING ELSE?
10:38:15AM IS THERE ANY PUBLIC COMMENT?
10:38:17AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:38:19AM >>Mayor Ribble: ALL RIGHT.
10:38:20AM CAN I HAVE A MOTION TO APPROVE THE CONTRACT FOR 107,000 --
10:38:25AM 107,000, AND A $10,000 CONTINGENCY.
10:38:29AM COUNCILMAN LOPEZ, SECONDED BY COUNCILMAN WARD.
10:38:34AM MADAM CLERK, PLEASE CALL THE ROLL.
10:38:37AM >>Jeff Hunt: AYE.
10:38:38AM >>Jon McLain: AYE.
10:38:40AM >>Lori Fayhee: AYE.
10:38:41AM >>Rafael Lopez: AYE.
10:38:42AM >>Jim Ward: AYE.

10:38:44AM >>Vice-Mayor Zalucki: AYE.
10:38:45AM >>Mayor Ribble: AYE.
10:38:46AM ITEM 8A, ORDINANCE NUMBER 2026-07 REQUIRING PAINTING PERMITS
10:38:55AM FOR CERTAIN NONRESIDENTIAL STRUCTURES.
10:38:58AM MADAM CLERK, WILL YOU PLEASE READ THE ORDINANCE?
10:39:01AM >>Carol Sacco: ORDINANCE 2026-07, AN ORDINANCE OF THE

10:39:05AM VILLAGE OF ESTERO, FLORIDA, CREATING A NEW SECTION 7-7 OF
10:39:09AM THE VILLAGE CODE RELATED TO PAINTING PERMITS, MAKING RELATED
10:39:13AM FINDINGS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN
10:39:16AM EFFECTIVE DATE.
10:39:17AM >>Mayor Ribble: THANK YOU.
10:39:18AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
10:39:19AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:39:21AM WE FOUND A LITTLE GAP IN OUR ORDINANCES HERE AND IN THE
10:39:27AM CODE.
10:39:27AM WE WOULD LIKE TO CORRECT THAT.
10:39:29AM CALL ON MARY TO KIND OF DESCRIBE THE ISSUE THAT WE'RE TRYING
10:39:31AM TO ADDRESS.
10:39:34AM AND THEN ROB MAY HAVE A COMMENT AS WELL.
10:39:38AM >>Mary Gibbs: THAT WAS A GREAT DESCRIPTION.
10:39:40AM THANK YOU.
10:39:40AM WE'VE BEEN REQUIRING REPAINTING PERMITS FOR PEOPLE REALLY
10:39:47AM SINCE WE'VE BEEN INCORPORATED.
10:39:48AM I THINK IT CAME ABOUT WHEN, IF YOU REMEMBER BEFORE HERTZ WAS
10:39:54AM HERTZ, IT WAS GERMAIN ARENA, AND THEY CAME IN AND WANTED TO

10:39:57AM REPAINT KIND OF A PEACHY COLOR INTO LIKE A GRAY AND BLUE
10:40:00AM COLOR.
10:40:01AM WE'VE BEEN REQUIRING THIS.
10:40:02AM WE WANT TO MAKE SURE THESE BUILDINGS CONFORM WITH OUR LAND
10:40:05AM DEVELOPMENT CODE, WHICH IS, AGAIN, MOSTLY EARTH TONES.
10:40:08AM NO PRIMARILY GRAY, BATTLESHIP GRAY OR WHITE COLORS.
10:40:12AM AND THIS APPLIES TO ALL BUILDINGS BASICALLY EXCEPT FOR
10:40:17AM SINGLE-FAMILY, WHICH YOU CANNOT REGULATE.
10:40:20AM SINGLE-FAMILY AND DUPLEX.
10:40:21AM ONCE OUR ATTORNEY REALIZED THAT WE DIDN'T REALLY HAVE
10:40:25AM ANYTHING IN THE CODE THAT WAS VERY EXPLICIT ABOUT HOW THIS
10:40:28AM SHOULD BE DONE, SO HE SUGGESTED WE DO THIS ORDINANCE THAT
10:40:31AM PRETTY MUCH CODIFIES WHAT WE'VE BEEN DOING, AND THAT WE'RE
10:40:35AM NOT CHARGING A FEE.
10:40:37AM ALSO, WE'RE DOING THEM FOR FREE.
10:40:39AM SO NOW WE'LL HAVE A FEE TO GO ALONG WITH THAT.
10:40:41AM THIS IS THE FIRST READING.
10:40:42AM THE SECOND READING WON'T BE UNTIL SEPTEMBER.
10:40:44AM SEPTEMBER 9.
10:40:47AM >>Mayor Ribble: ANY QUESTIONS?
10:40:48AM ANY PUBLIC COMMENT?
10:40:52AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENT.
10:40:54AM >>Mayor Ribble: MAY I HAVE A MOTION TO ADOPT ORDINANCE
10:40:56AM 2026-07 ON FIRST READING AND ADVERTISE THE ORDINANCE FOR THE
10:41:02AM SECOND READING AND PUBLIC HEARING FOR SEPTEMBER 9, 2026?

10:41:05AM VICE-MAYOR.
10:41:07AM AND A SECOND, COUNCILMAN LOPEZ.

10:41:11AM MADAM CLERK, PLEASE CALL THE ROLL.
10:41:13AM >>Jim Ward: AYE.
10:41:15AM >>Rafael Lopez: AYE.
10:41:17AM >>Lori Fayhee: AYE.
10:41:19AM >>Jon McLain: AYE.
10:41:20AM >>Jeff Hunt: AYE.
10:41:21AM >>Vice-Mayor Zalucki: AYE.
10:41:23AM >>Mayor Ribble: AYE.
10:41:23AM THAT BRINGS US TO ITEM 9, COUNCIL COMMUNICATIONS AND FUTURE
10:41:31AM AGENDA ITEMS.
10:41:32AM LET'S DO THE BUDGET THEN, PLEASE.
10:41:47AM >>Robert Eschenfelder: IS THAT A WORKSHOP?
10:41:49AM >>Mayor Ribble: YEAH.
10:41:50AM >>Steven Sarkozy: I'M SORRY.
10:41:51AM >>Mayor Ribble: THAT'S WHAT I THOUGHT.
10:41:52AM >>Steven Sarkozy: I'M SORRY.
10:41:54AM >>Mayor Ribble: THANK YOU.
10:41:55AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE
10:41:58AM COUNCIL?
10:42:01AM >>Vice-Mayor Zalucki: MAYOR, I WOULD LIKE TO WISH EVERYBODY,
10:42:03AM MY COLLEAGUES AND THE RESIDENTS A VERY HAPPY INDEPENDENCE
10:42:07AM DAY, CELEBRATING 250 YEARS OF THIS AMAZING COUNTRY.
10:42:11AM I KNOW I'LL BE WITH MY FAMILY ENJOYING THE DAY, ENJOYING THE

10:42:15AM WEEKEND AND EVEN MORE TIME, LOTS OF PROJECTS TO DO AS WELL.
10:42:18AM I ALSO WANT THE PUBLIC TO KNOW, ALTHOUGH WE'RE GOING ON
10:42:22AM RECESS, WE'RE ALL VERY STILL ENGAGED.
10:42:26AM FEEL FREE TO REACH OUT AS YOU ALWAYS DO.
10:42:29AM I'M SURE WE WILL BE AROUND OUR E-MAILS AND TELEPHONES AND
10:42:33AM STILL DOING VILLAGE BUSINESS.
10:42:35AM THANK YOU, MAYOR.
10:42:35AM THAT'S IT.
10:42:36AM >>Mayor Ribble: REPORTING FROM THE MPO, I WOULD LIKE TO
10:42:40AM MENTION THAT FOR THE FIRST HALF OF THIS YEAR, ALL CRASHES,
10:42:44AM FATALITIES, INJURIES, BIKE CRASHES, MOTORCYCLE CRASHES,
10:42:50AM PEDESTRIAN CRASHES, EVERYTHING IS SIGNIFICANTLY DOWN IN LEE
10:42:54AM COUNTY.
10:42:55AM SO HOPEFULLY SOMETHING GOOD IS HAPPENING ON OUR STREETS.
10:42:59AM EVEN THOUGH WE STILL SEE CRAZY PEOPLE DOING CRAZY THINGS,
10:43:03AM THINGS ARE LOOKING BETTER IN THE TOTAL SCHEME OF THINGS.
10:43:06AM LET'S NOT LET UP OUR GUARD IN THAT MANNER.
10:43:13AM LET'S SEE.
10:43:16AM MR. ESCHENFELDER, DO YOU HAVE ANYTHING FOR US?
10:43:19AM >>Robert Eschenfelder: NO, MA'AM.
10:43:20AM >>Mayor Ribble: MR. SARKOZY, ANYTHING ADDITIONAL?
10:43:22AM >>Steven Sarkozy: A COUPLE OF QUICK ONES.
10:43:24AM FIRST OFF, THE CONSTRUCTION ON CORKSCREW ROAD WITH THE
10:43:29AM LANDSCAPING HAS KIND OF TAKEN OFF.

10:43:32AM WE HAVE BEEN DELAYED A LITTLE BIT BECAUSE WE DIDN'T HAVE OUR

10:43:35AM IRRIGATION PERMIT YET APPROVED BY LEE COUNTY FOR RECLAIMED
10:43:39AM WATER.
10:43:40AM THAT'S FINALLY GONE THROUGH, AND WE CAN NOW CONNECT TO THE
10:43:44AM RECLAIMED WATER LINES.
10:43:45AM AND, OF COURSE, YOU CAN'T DO LANDSCAPING WITHOUT WATER.
10:43:50AM SO THAT PROJECT WILL BE DONE BY AROUND OCTOBER AND THE
10:43:55AM CONSTRUCTION IS OUT THERE RIGHT NOW.
10:43:56AM IT'S ONE OF OUR MAJOR PROJECTS AND IT WILL COME TO FRUITION
10:44:01AM HERE VERY QUICKLY.
10:44:02AM ALSO, WE HAVE A NEW STAFF MEMBER AS DEPUTY MANAGER, AND
10:44:08AM THAT'S RYAN EGGLESTON.
10:44:11AM RYAN IS IN THE BACK OF THE ROOM.
10:44:13AM HE STARTED A COUPLE OF WEEKS AGO, BUT HE'S MOVING HIS FAMILY
10:44:18AM HERE IN THE COMING WEEKS.
10:44:20AM >>Mayor Ribble: WELCOME, RYAN.
10:44:21AM WE'RE HAPPY TO HAVE YOU ON BOARD.
10:44:25AM THANK YOU.
10:44:26AM >>Steven Sarkozy: THAT'S IT.
10:44:29AM >>Mayor Ribble: NOW WE CAN ADJOURN THE REGULAR MEETING AND
10:44:31AM GO TO THE WORKSHOP, WHICH IS THE 2027 PROPOSED BUDGET
10:44:35AM INTRODUCTION.
10:44:38AM >>Steven Sarkozy: MY APOLOGIES, AGAIN, FOR JUMPING THE GUN
10:44:41AM ON THIS ONE.
10:44:42AM THIS IS SIMPLY A KIND OF PROCEDURAL ELEMENT, CHECK THE BOX.
10:44:47AM WHAT IS BEFORE YOU IN DESK PACKET IS THE PRELIMINARY BUDGET.

10:44:55AM IT'S VERY LIMITED IN ITS DEVELOPMENT IN THE SENSE THAT WE'VE
10:45:00AM HAD TO WAIT FOR THE TAX RATE, WHICH ESTABLISHES THE PROPERTY
10:45:04AM TAX REVENUE AMOUNTS AS WELL AS SOME OTHER DATA COMING FROM
10:45:09AM THE COUNTY AND THE STATE.
10:45:11AM WHAT'S SIGNIFICANT ABOUT OUR BUDGET, BECAUSE WE OPERATE ON A
10:45:14AM GOVERNMENT-LIGHT APPROACH, MOST OF OUR MONEY IS IN THE
10:45:19AM CAPITAL IMPROVEMENT PROGRAM.
10:45:22AM AND, OF COURSE, YOU HAVE LOOKED AT THE CAPITAL IMPROVEMENT
10:45:24AM PROGRAM SEVERAL TIMES ALREADY THIS YEAR.
10:45:27AM AND YOU'LL CONTINUE TO DO SO BECAUSE OF THE MAJOR PROJECTS
10:45:31AM CONSUME MOST OF OUR EXPENDITURES.
10:45:34AM SO THIS COMES TO YOU SIMPLY AS AN INFORMATIONAL ITEM.
10:45:38AM IT WILL BE SUBJECT FOR FINAL APPROVAL IN SEPTEMBER.
10:45:43AM AND AT THAT TIME, WE'LL HAVE ALL OF THE ITEMS FLESHED OUT.
10:45:48AM AN IMPORTANT PIECE, OF COURSE, IS GOING TO BE THE POTENTIAL
10:45:50AM IMPACTS OF ANY CHANGE IN OUR PROPERTY TAX LAW, PARTICULARLY
10:45:59AM INCREASING THE HOMESTEAD CREDIT AND WE'LL MONITOR THAT
10:46:03AM CLOSELY.
10:46:04AM BUT THAT'S SUBJECT TO VOTE IN NOVEMBER, WHICH MAY THEN
10:46:09AM REQUIRE US TO DO A MODIFIED BUDGET AS WELL.

10:46:13AM A LOT OF ISSUES COMING AT US.
10:46:15AM WE'VE BRIEFED YOU ON THIS, BUT WE WILL HAVE A VERY, VERY
10:46:17AM BUSY SEPTEMBER, OCTOBER, AND NOVEMBER WHEN WE GET BACK.
10:46:22AM SO IF YOU HAVE ANY QUESTIONS ON THIS, PLEASE CALL US ANYTIME
10:46:27AM DURING THE SUMMER AND WE'LL PROVIDE ADDITIONAL INFORMATION.

10:46:33AM >>Mayor Ribble: ANY QUESTIONS?
10:46:34AM >>Jim Ward: STEVE, HAVE WE DONE ANY TYPE OF ANALYSIS ON WHAT
10:46:37AM THE IMPACT COULD POTENTIALLY BE IF THE LAW WERE PASSED AS IT
10:46:41AM EXISTS NOW WITH THE EXEMPTION INCREASE?
10:46:45AM >>Steven Sarkozy: VERY ROUGH ESTIMATES.
10:46:50AM WHAT WE'RE ESTIMATING IS OUR IMPACT WOULD BE SIGNIFICANTLY
10:46:55AM HIGHER THAN A LOT OF CITIES BECAUSE WE DO HAVE A LOT OF
10:46:57AM HOMESTEADED PROPERTY.
10:46:59AM WE THINK THAT THE INITIAL CUT WOULD BE ABOUT $2.5 MILLION
10:47:05AM YEAR ONE.
10:47:06AM WHICH THEN COULD HAVE AN IMPACT ON OUR CAPITAL IMPROVEMENT
10:47:14AM PROGRAM.
10:47:14AM THE AMOUNT THAT WE HAVE AVAILABLE ON AN ANNUAL BASIS FOR THE
10:47:22AM CAPITAL IMPROVEMENT PROGRAM IS SOMEWHERE, ANYWHERE FROM 6.5
10:47:28AM UP TO 9 MILLION DOLLARS, DEPENDING ON THE YEAR AND OTHER
10:47:31AM EXPENDITURES.
10:47:31AM CUT OF 2.5 MILLION WOULD BE SIGNIFICANT NO DOUBT.
10:47:41AM AND WE'LL JUST HAVE TO MONITOR THAT.
10:47:43AM WE'LL HAVE MORE INFORMATION.
10:47:47AM >>Jim Ward: YOU'RE TALKING ABOUT THE FUNDING THAT WOULD BE
10:47:49AM AVAILABLE FROM THE NET PROFIT OR THE NET REVENUE OVER
10:47:53AM EXPENSES.
10:47:54AM >>Steven Sarkozy: EXACTLY, YES.
10:47:57AM >>Mayor Ribble: ANYTHING ELSE?
10:47:58AM ALL RIGHT.

10:48:01AM WITH THAT, OUR NEXT MEETING WILL BE SEPTEMBER 9.
10:48:04AM AND AS THE VICE-MAYOR SAID, WE STILL WELCOME YOUR COMMENTS
10:48:08AM AND YOUR COMMUNICATIONS.
10:48:09AM AND WITH THAT, I WOULD LIKE YOU TO ALL GO OUT THIS WEEKEND
10:48:14AM AND CELEBRATE THE GREATNESS OF THIS NATION AND HAVE A JOYFUL
10:48:17AM AND SAFE 4th OF JULY.
10:48:19AM WE ARE ADJOURNED.
10:48:22AM ALL RIGHT.
10:48:22AM MOTION?
10:48:23AM MOTION BY COUNCILMAN WARD, SECONDED BY COUNCILMAN McLAIN.
10:48:27AM 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.

THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *through hard work, dedication, sportsmanship, talent, and exceptional team chemistry, the Florida Everblades won the 2026 Kelly Cup Championship on Monday, June 15, 2026, at Cable Dahmer Arena, home of the Kansas City Mavericks, defeating the Kansas City Mavericks, 5-4 in double overtime, in Game 6 of the Kelly Cup Finals; and*

WHEREAS, *the Florida Everblades captured their fifth Kelly Cup Championship, extending their ECHL record for the most Kelly Cup titles in league history. The Everblades' eighth appearance in the Kelly Cup Finals also extended the ECHL record for the most Finals appearances by any franchise; and*

WHEREAS, *The Florida Everblades, founded in 1998 and playing their home games in Estero, Florida, have become one of the premier franchises in professional hockey and are members of the ECHL, the Premier 'AA' Hockey League and the third-longest tenured professional hockey league in North America, behind only the National Hockey League and the American Hockey League; and*

WHEREAS, *since their inception in 1998, the Florida Everblades have established themselves as one of the premier organizations in professional hockey and the ECHL; and*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, on behalf of the Village Council and residents of the Village of Estero, do hereby extend our heartiest congratulations to the Florida Everblades on winning the 2026 Kelly Cup Championship; and*

IN WITNESS THEREOF, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby recognize and commend the Florida Everblades for their outstanding accomplishment in winning the 2026 Kelly Cup Championship and express the community's pride and appreciation for bringing another championship to Estero.*

I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 2nd day of July 2026.

Joanne Ribble

Joanne Ribble, Mayor



THE VILLAGE OF ESTERO
PROCLAMATION

WHEREAS, *on July 4, 1776, the thirteen American colonies adopted the Declaration of Independence, proclaiming their freedom and establishing the United States of America as a sovereign nation founded upon the principles of liberty, equality, self-governance, and the unalienable rights of life, liberty, and the pursuit of happiness; and*

WHEREAS, *this anniversary provides an opportunity for all Americans to reflect upon the sacrifices and vision of our Founding Fathers, honor the generations of citizens who have defended and preserved our freedoms, and recommit ourselves to the principles and ideals that unite us as a nation; and*

WHEREAS, *the Village of Estero recognizes the importance of celebrating our nation's rich history and encouraging residents of all ages to participate in educational, civic, and commemorative activities that honor the legacy of American independence and inspire future generations of engaged citizens; and*

NOW, THEREFORE, *I, Mayor Joanne Ribble of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes and celebrates the 250th Anniversary of the Signing of the Declaration of Independence of the United States of America and encourages all residents to commemorate this historic occasion by reflecting upon our nation's founding principles and participating in activities that honor the enduring spirit of freedom and democracy.*

IN WITNESS THEREFORE, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day of 2nd day of July 2026.*

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

June 17, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Fr. Eric Scanlan Our Lady of Light 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 , and Vice Mayor George Zalucki - District 7.
Excused Absent: Councilmember Jim Ward - District 6.

Also present
Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Assistant Community Development Director/Assistant to Village Manager Michael Manning, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Fayhee
Seconded by: Councilmember McLain

Action: Approved agenda.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

Consensus to move to the end of the meeting.

4. CONSENT AGENDA

(a) June 3, 2026 Village Council Meeting Minutes
(b) Resolution No. 2026-10 Adopting New Personnel Policy

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez
Seconded by: Vice Mayor Zalucki

Action: Approved consent agenda.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

6. ACTIONS

(a) Eco-Historic Planning Study

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Presentation/Information by
Phillip Bryant, LandDesign
Anie Delgado, LandDesign

Council Questions or Comments
Councilmembers Hunt, McLain, and Vice Mayor Zalucki

Public Comments
In-Person
Nora Demers, RGMC
Patty Whitehead, Estero
Catherine Backos, Estero Place

Motion: Motion to accept the Eco-Historic Planning Study.

Motion by: Councilmember McLain
Seconded by: Councilmember Lopez

Action: Accepted the Eco-Historic Planning Study.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(b) Resolution No. 2026-05 Sandy Lane Bike/Ped Improvements State Funding Termination

A Resolution of the Village Council of the Village of Estero, Florida, Approving Termination of Grant Agreement; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to adopt Resolution No. 2026-05.

Motion by: Councilmember Hunt
Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2026-05.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(c) Village Security System Request for Proposal (RFP)10226

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to approve the Evaluation Committee's ranking of firms for RFP 10226, authorize the Village Manager to negotiate a contract with the top-ranked firm. If an agreement cannot be reached with the top ranked firm authorize the Village Manager to enter negotiations with the 2nd ranked firm, and authorize the Village Manager to execute the contract and any related implementation documents within the approved scope of services on behalf of the Village of Estero and proceed with implementation of the security system.

Motion by: Councilmember Lopez
Seconded by: Councilmember McLain

Action: Approved the Evaluation Committee's ranking of firms for RFP 10226, authorize the Village Manager to negotiate a contract with the top-ranked firm. If an agreement cannot be reached with the top ranked firm authorize the Village Manager to enter negotiations with the 2nd ranked firm, and authorize the Village Manager to execute the contract and any related implementation documents within the approved scope of services on behalf of the Village of Estero and proceed with implementation of the security system.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(d) Resolution No. 2026-08 Authorizing Village Manage to execute FEMA HMGP Grant 4673-086-R Agreement for the Regional Stormwater Facility

A Resolution of the Village Council of the Village of Estero, Florida, Approving Execution of a Grant Agreement with FDEM For Design of The Regional Stormwater Facility; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember McLain and Vice Mayor Zalucki

Public Comments
None

Motion: Motion to adopt Resolution No. 2026-08.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2026-08.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(e) Resolution No. 2026 -09 Authorizing Village Manage to execute FEMA HMGP Grant 4673-338-R Agreement for the Village of Estero, Broadway Avenue West, Infrastructure Retrofit

A Resolution of the Village Council of the Village of Estero, Florida, Approving Execution of a Grant Agreement with FDEM for Construction of the Village of Estero, Broadway Avenue West, Infrastructure Retrofit Project; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Mayor Ribble

Public Comments
None

Motion: Motion to adopt Resolution 2026-09.

Motion by: Councilmember Hunt
Seconded by: Councilmember Fayhee

Action: Adopted Resolution 2026-09.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(f) Resolution 2026-11 Authorizing Special Obligation Revenue Note, Series 2026 and Approving Related Loan Agreement

A Resolution of the Village of Estero, Florida Accepting the Proposal of Pinnacle Bank, a Tennessee Bank, D/B/A Synovus Bank, to Provide the Village with a Term Loan in Order to Reimburse the Village for Funds Expended to Acquire Certain Real Property; Approving the Form of a Loan Agreement; Authorizing the Issuance of a Promissory Note Pursuant to Such Loan Agreement in the Aggregate Principal Amount of not Exceeding $13,000,000 in Order to Evidence Such Loan; Authorizing the Repayment of Such Note from a Covenant to Budget and Appropriate Legally Available Non-Ad Valorem Revenues; Delegating Certain

Authority to the Village Manager and Other Officers of the Village for the Authorization, Execution and Delivery of the Loan Agreement, Promissory Note and Various Other Documents with Respect Thereto; and Providing for an Effective Date

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to approve Resolution No. 2026-11 accepting the Synovus Bank financing proposal, approving the form of the Loan Agreement, authorizing issuance of the Village of Estero Special Obligation Revenue Note, Series 2026, in an amount not to exceed $13,000,000, and authorizing the execution and delivery of all related financing documents.

Motion by: Councilmember Lopez
Seconded by: Councilmember Hunt

Action: Adopted Resolution No. 2026-11 accepting the Synovus Bank financing proposal, approving the form of the Loan Agreement, authorizing issuance of the Village of Estero Special Obligation Revenue Note, Series 2026, in an amount not to exceed $13,000,000, and authorizing the execution and delivery of all related financing documents.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(g) First Amendment to Service Agreement - Kemper Sports Management LLC

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Presentation/Information by
Michael Comparato, Vieste
Trenton Gaskins, Vieste
Will Spence, Kemper Sports

Council Questions or Comments
Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments
None

Motion: Motion to approve the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of $218,688 a year including travel reimbursement not to exceed $21,000 in a year and authorize the Village Manager to sign the amendment and other additional implementation documents on behalf of the Village of Estero Council.

Motion by: Councilmember Hunt
Seconded by: Councilmember Lopez

Action: Approved the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of $218,688 a year including travel reimbursement not to exceed $21,000 in a year and authorize the Village Manager to sign the amendment and other additional implementation documents on behalf of the Village of Estero Council.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(h) Second Amendment to Service Agreement- Kemper Sports Management LLC

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Presentation/Information by
Michael Comparato, Vieste
Trenton Gaskins, Vieste
Will Spence, Kemper Sports

Council Questions or Comments
Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments
None

Motion: Motion to approve the second amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of $56,184 and authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

Motion by: Councilmember Hunt
Seconded by: Councilmember Lopez

Action: Approved the second amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of $56,184 and authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

(i) Sport Park Phase 1 Contract No. 25029 Change Order 01

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Presentation/Information by
Michael Comparato, Vieste
Trenton Gaskins, Vieste

Council Questions or Comments
Councilmembers McLain, Hunt and Mayor Ribble

Public Comments
eComment
Mark Novitski, Bella Terra

Motion: Motion to approve the Sport Park Phase 1 Contract No. 25029 Change Order 01, in the amount of $432,068 for infrastructure improvement changes, approve contract contingency and soft costs in the amount of $1,670,000, to cover additional services and improvements that may be required to complete the project, and authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Motion by: Councilmember McLain
Seconded by: Councilmember Lopez

Action: Approved the Sport Park Phase 1 Contract No. 25029 Change Order 01, in the amount of $432,068 for infrastructure improvement changes, approve contract contingency and soft costs in the amount of 1,670,000, to cover additional services and improvements that may be required to complete the project, and authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

7. SECOND READING AND PUBLIC HEARING

(a) Second Reading Ordinance No. 2026-05 the Annual Capital Improvement Program

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2026-2027; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember Hunt and Mayor Ribble

Public Comments
In-Person
Janet O'Hare, Pelican Sound

eComment
Mark Novitski, Bella Terra

Motion: Motion to pass Ordinance No. 2026-05 with the modification to add the dredging of the Estero River.

Motion by: Councilmember Hunt
Seconded by: Councilmember McLain

Action: Passed Ordinance No. 2026-05 with the modification to add the dredging of the Estero River.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

PUBLIC COMMENT ON NON-AGENDA ITEMS

None

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Mayor Ribble

9. VILLAGE ATTORNEY'S REPORT

None

10. VILLAGE MANAGER'S REPORT

None

Adjourn Regular Session at 10:21 am and Convene at 10:21 am Workshop Items

11. WORKSHOPS

(a) Overview of Community Development Fee Schedule Update Pertaining to Building Permitting & Inspections

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Michael Manning, Assistant Community Development Director and Assistant to Village Manager

Council Questions or Comments
None

Public Comments
None

(b) High 5

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Presentation/Information by
Scott Emley, High 5
Michael Comparato, Vieste

Council Questions or Comments
Councilmember Hunt, Vice Mayor Zulucki, and Mayor Ribble

Public Comments
None

12. ADJOURNMENT at 12:01 pm

Motion by Councilmember Fayhee

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
July 2, 2026

Agenda Item:

Financial Report for the month ended April 30, 2026.

Description:

This financial report provides budget to actual comparisons for the month ending April 30, 2026, which is the **seventh** month of the 2025-2026 fiscal year. Activity year to date is trending as projected during the second quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* April is the sixth month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector In April, the Village received 2.73%, or $195,606 of the annual budgeted ad valorem taxes. Year-to-date collections total 98.57% of the budgeted amount.

- *General Fund:* Revenue Sharing Sales Tax (47%), and State Revenue Sharing Fuel Tax (44%) began strong this fiscal year, Half-Cent Sales Tax (47%) totaled $2,330,296 all received through April.

- *Reserved Funds:* In March of 2024, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy. I will do a thorough review of the policy and update the Available Funds page for June's report.

- *Expenditures:* At the end of April 2026, the General Fund has expended 57% of budgeted expenditures and the Building Fee Fund has expended 52% of budgeted expenditures.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Britt Martin

Attachments:

1. April 30, 2026, Budget Report All Funds

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Revenue						
001-General Fund						
311000	Ad Valorem Taxes	-195,605.89	-7,056,948.39	-7,159,200.00	-102,251.61	98.57%
312410	Local Option Gas Tax-1-6 Cent	-51,369.76	-300,246.31	-625,000.00	-324,753.69	48.04%
315200	Local Communications Srvs Tax	-95,862.31	-565,844.11	-1,125,000.00	-559,155.89	50.30%
316000	Local Business Tax	-585.80	-5,919.46	-25,000.00	-19,080.54	23.68%
323100	Franchise Fees-Electric	-274,488.00	-1,440,310.76	-2,950,000.00	-1,509,689.24	48.82%
323400	Franchise Fees-Natural Gas	-19,313.38	-72,192.12	-137,500.00	-65,307.88	52.50%
323700	Franchise Fees-Solid Waste	0.00	-92,706.18	-125,000.00	-32,293.82	74.16%
329500	ROW Permits	-200.00	-1,600.00	-1,000.00	600.00	160.00%
331500	Federal Grant - Econ Environ	-35,161.50	-265,642.63	0.00	265,642.63	0.00%
334400	State Grant - Transportation	-300,000.00	-300,000.00	-152,500.00	147,500.00	196.72%
334500	State Grant - Econ Environ	-522,275.92	-522,275.92	0.00	522,275.92	0.00%
335140	Rev Sharing-Mobile Home Lic Tx	-38.50	-2,842.95	-3,750.00	-907.05	75.81%
335150	Rev Sharing-Alcohol Bevrage Tx	0.00	-1,227.10	-31,250.00	-30,022.90	3.93%
335160	Rev Sharing-Sales Tax	-66,314.82	-401,142.96	-850,000.00	-448,857.04	47.19%
335180	Rev Sharing-1/2 Cent Sales Tax	-325,043.43	-1,844,151.51	-3,925,000.00	-2,080,848.49	46.98%
335430	Rev Sharing-Fuel Tax	-13,969.46	-85,001.67	-195,000.00	-109,998.33	43.59%
341300	Administrative Fee	-25,906.46	-126,894.40	-150,000.00	-23,105.60	17.27%
341301	Cost Recovery-Admin Charge	0.00	-2,500.00	-15,000.00	-12,500.00	16.67%
341900	Dev & Zoning-Fixed Fees	-13,950.00	-107,750.00	-52,500.00	55,250.00	205.24%
341909	Dev & Zoning-Cost Recovery Fee	-14,463.85	-61,700.35	-90,500.00	-28,799.65	68.18%
342500	Code Comp & Contractor License	0.00	-4,250.00	-45,000.00	-40,750.00	9.44%
359000	Fines & Forfeitures	-8,090.48	-22,618.75	-250.00	22,368.75	9047.50%
361100	Interest Income	-45,662.59	-389,201.98	-650,000.00	-260,798.02	59.88%
362000	Rents & Royalties	-3,000.00	-21,000.00	-36,000.00	-15,000.00	58.33%
369900	Miscellaneous Revenue	-93.66	-11,489.24	-65,000.00	-53,510.76	17.68%
	Total for General Fund	**-2,011,395.81**	**-13,705,456.79**	**-18,409,450.00**	**-4,703,993.21**	**74.45%**
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-193,985.67	-1,263,684.62	-1,782,140.00	-518,455.38	70.91%
329501	Surcharge Fee Retained	-937.65	-4,051.76	-3,150.00	901.76	128.63%
341302	Convenience Fee	-5,733.97	-30,481.44	-53,465.00	-22,983.56	57.01%
361100	Interest Income	-1,055.12	-9,019.51	-17,000.00	-7,980.49	53.06%
	Total for Building Fee Fund	**-201,712.41**	**-1,307,237.33**	**-1,855,755.00**	**-548,517.67**	**70.44%**
201-Debt Service						
000-Non Divisional						
381001	Transfer from General Fund	0.00	0.00	-920,000.00	-920,000.00	0.00%
	Total for Debt Service	**0.00**	**0.00**	**-920,000.00**	**-920,000.00**	**0.00%**
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	-666,768.00	-2,511,672.00	-4,589,310.00	-2,077,638.00	54.73%
324320	Road Imp Fees-Commercial	0.00	-997,763.22	-1,111,335.00	-113,571.78	89.78%
361100	Interest Income	-35,855.65	-306,506.42	-400,000.00	-93,493.58	76.63%
	Total for Road Impact Fees	**-702,623.65**	**-3,815,941.64**	**-6,100,645.00**	**-2,284,703.36**	**62.55%**

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
353-Comm Park Contributions						
361100	Interest Income	-215.90	-1,845.59	-3,000.00	-1,154.41	61.52%
	Total for Comm Park Contributions	**-215.90**	**-1,845.59**	**-3,000.00**	**-1,154.41**	**61.52%**
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-6,140.00	-27,630.00	-234,883.00	-207,253.00	11.76%
324620	Park Imp Fee-Commercial	-93,034.00	-436,986.00	0.00	436,986.00	0.00%
361100	Interest Income	-1,213.05	-10,369.54	-40,000.00	-29,630.46	25.92%
	Total for Park Impact Fees	**-100,387.05**	**-474,985.54**	**-274,883.00**	**200,102.54**	**172.80%**
360-Physical Environment						
381001	Transfer from General Fund	-1,293,781.53	-2,712,165.24	-6,045,000.00	-3,332,834.76	44.87%
	Total for Physical Environment	**-1,293,781.53**	**-2,712,165.24**	**-6,045,000.00**	**-3,332,834.76**	**44.87%**
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-4,250,000.00	-4,250,000.00	0.00%
381001	Transfer from General Fund	-407,713.46	-1,375,365.15	-6,868,815.00	-5,493,449.85	20.02%
381350	Transfer from Road Impact Fee	0.00	-5,907,974.91	0.00	5,907,974.91	0.00%
381366	Transfer from Gas Tax	0.00	0.00	0.00	0.00	0.00%
	Total for Transportation	**-407,713.46**	**-7,283,340.06**	**-11,118,815.00**	**-3,835,474.94**	**65.50%**
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-37,209.72	-219,947.92	-415,000.00	-195,052.08	53.00%
361100	Interest Income	-6,290.97	-53,777.39	-82,500.00	-28,722.61	65.18%
	Total for Gas Tax	**-43,500.69**	**-273,725.31**	**-497,500.00**	**-223,774.69**	**55.02%**
600-Parks & Recreation						
381001	Transfer from General Fund	-670,556.08	-11,838,336.15	-11,681,290.00	157,046.15	101.34%
381352	Transfer from RegParkImpactFee	-204,057.07	-986,744.66	0.00	986,744.66	0.00%
381355	Transfer from Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
	Total for Parks & Recreation	**-874,613.15**	**-12,825,080.81**	**-11,681,290.00**	**1,143,790.81**	**109.79%**
	Total for Capital Projects	**-3,422,835.43**	**-27,387,084.19**	**-35,721,133.00**	**-8,334,048.81**	**76.67%**
	Total for Revenue	**-5,635,943.65**	**-42,399,778.31**	**-56,906,338.00**	**-14,506,559.69**	**74.51%**
001-General Fund						
000-Non Divisional						
581201	Transfer to Debt Service	0.00	0.00	920,000.00	920,000.00	0.00%
581360	Transfer to Physcal Envirnment	0.00	0.00	6,045,000.00	6,045,000.00	0.00%
581365	Transfer to Transportation	1,915,544.92	7,478,723.05	6,868,815.00	-609,908.05	108.88%
581600	Transfer to Parks& Rec CapProj	456,506.15	8,447,143.49	11,681,290.00	3,234,146.51	72.31%
	Total for Non Divisional	**2,372,051.07**	**15,925,866.54**	**25,515,105.00**	**9,589,238.46**	**62.42%**
100-Village Council						
511000	Executive Salaries	10,356.43	72,495.01	124,280.00	51,784.99	58.33%
521000	FICA Taxes	792.29	5,546.03	9,530.00	3,983.97	58.20%
524000	Workers Compensation	0.00	133.23	1,170.00	1,036.77	11.39%
525000	Unemployment Compensation	149.47	996.41	2,200.00	1,203.59	45.29%
540000	Travel and Per Diem	0.00	1,032.34	25,000.00	23,967.66	4.13%
554000	Books Pub & Memberships	0.00	8,000.00	12,000.00	4,000.00	66.67%
555000	Training	0.00	150.00	2,500.00	2,350.00	6.00%
	Total for Village Council	**11,298.19**	**88,353.02**	**176,680.00**	**88,326.98**	**50.01%**

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
101-Village Manager						
511000	Executive Salaries	31,388.85	156,878.79	397,090.00	240,211.21	39.51%
512000	Regular Salaries & Wages	21,048.72	105,196.27	46,970.00	-58,226.27	223.96%
513000	Other Salaries & Wages	998.07	4,965.35	8,600.00	3,634.65	57.74%
521000	FICA Taxes	4,158.33	16,958.86	34,640.00	17,681.14	48.96%
522000	Retirement Contributions	3,295.83	16,472.28	46,405.00	29,932.72	35.50%
523000	Group Health Insurance	1,474.21	50,626.52	89,985.00	39,358.48	56.26%
524000	Workers Compensation	0.00	591.98	4,035.00	3,443.02	14.67%
525000	Unemployment Compensation	59.34	427.09	935.00	507.91	45.68%
531000	Professional Services	0.00	0.00	45,000.00	45,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	25,000.00	25,000.00	0.00%
534101	Public Relations	6,166.34	19,193.31	20,000.00	806.69	95.97%
540000	Travel and Per Diem	0.00	1,595.59	15,000.00	13,404.41	10.64%
541000	Communication Services	3,288.00	22,877.98	40,000.00	17,122.02	57.19%
554000	Books Pub & Memberships	264.00	1,254.00	4,000.00	2,746.00	31.35%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
	Total for Village Manager	**72,141.69**	**397,038.02**	**781,910.00**	**384,871.98**	**50.78%**
110-Village Attorney						
531101	Legal Services	24,480.67	130,097.22	275,000.00	144,902.78	47.31%
531102	Land Use Legal Services	3,936.00	14,636.50	50,000.00	35,363.50	29.27%
531103	Code Enforcement Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531106	Land Dev Code Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531109	Miscellaneous legal	0.00	0.00	15,000.00	15,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
	Total for Village Attorney	**28,416.67**	**144,733.72**	**375,000.00**	**230,266.28**	**38.60%**
115-Village Clerk						
512000	Regular Salaries & Wages	5,432.28	27,144.96	190,970.00	163,825.04	14.21%
521000	FICA Taxes	415.59	2,076.69	14,650.00	12,573.31	14.18%
522000	Retirement Contributions	1,773.84	8,865.50	11,590.00	2,724.50	76.49%
523000	Group Health Insurance	0.00	0.00	24,870.00	24,870.00	0.00%
524000	Workers Compensation	0.00	49.45	1,715.00	1,665.55	2.88%
525000	Unemployment Compensation	55.53	386.99	875.00	488.01	44.23%
531117	Election Services	0.00	0.00	0.00	0.00	0.00%
534102	Codification	0.00	0.00	3,090.00	3,090.00	0.00%
540000	Travel and Per Diem	0.00	0.00	1,290.00	1,290.00	0.00%
548000	Legal Notices	0.00	661.72	5,150.00	4,488.28	12.85%
554000	Books Pub & Memberships	0.00	0.00	515.00	515.00	0.00%
555000	Training	0.00	0.00	775.00	775.00	0.00%
	Total for Village Clerk	**7,677.24**	**39,185.31**	**255,490.00**	**216,304.69**	**15.34%**

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
130-Finance						
512000	Regular Salaries & Wages	45,864.39	228,208.50	406,370.00	178,161.50	56.16%
521000	FICA Taxes	3,214.75	16,162.01	31,100.00	14,937.99	51.97%
522000	Retirement Contributions	4,342.17	21,701.80	37,660.00	15,958.20	57.63%
523000	Group Health Insurance	1,179.05	52,793.02	85,470.00	32,676.98	61.77%
524000	Workers Compensation	0.00	414.80	5,440.00	5,025.20	7.63%
525000	Unemployment Compensation	83.47	599.12	1,315.00	715.88	45.56%
531000	Professional Services	0.00	1,900.00	10,500.00	8,600.00	18.10%
532000	Auditing Services	0.00	0.00	53,550.00	53,550.00	0.00%
540000	Travel and Per Diem	0.00	2,147.25	4,725.00	2,577.75	45.44%
554000	Books Pub & Memberships	0.00	100.00	2,100.00	2,000.00	4.76%
555000	Training	0.00	110.00	2,100.00	1,990.00	5.24%
	Total for Finance	**54,683.83**	**324,136.50**	**640,330.00**	**316,193.50**	**50.62%**
170-Information Technology						
531110	IT Contracted Services	12,583.69	72,390.47	250,000.00	177,609.53	28.96%
531111	Webmaster Srvs & Maintenance	845.00	13,804.91	100,000.00	86,195.09	13.80%
531112	Audio Visual Services	529.37	142,544.18	100,000.00	-42,544.18	142.54%
552001	Software Licensing	0.00	0.00	200,000.00	200,000.00	0.00%
552002	Small Tools & Equipment	0.00	355.85	10,000.00	9,644.15	3.56%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
	Total for Information Technology	**13,958.06**	**229,095.41**	**670,000.00**	**440,904.59**	**34.19%**
180-General Government						
531112	Audio Visual Services	1,320.00	8,085.00	31,500.00	23,415.00	25.67%
531113	Recruitment Services	0.00	14,161.95	20,000.00	5,838.05	70.81%
531114	Lobbying Services	3,993.00	27,951.00	60,000.00	32,049.00	46.59%
534000	Misc Contracted Services	6,100.00	10,555.34	150,000.00	139,444.66	7.04%
540000	Travel and Per Diem	0.00	222.75	5,250.00	5,027.25	4.24%
541000	Communication Services	1,258.77	8,086.71	7,500.00	-586.71	107.82%
542000	Freight & Postage	341.42	1,740.79	5,000.00	3,259.21	34.82%
543000	Utilities	3,229.99	31,359.16	62,500.00	31,140.84	50.17%
544100	Building Lease	25,482.39	174,106.99	300,000.00	125,893.01	58.04%
544200	Equipment Rental & Leases	998.44	6,338.40	12,500.00	6,161.60	50.71%
545000	Insurance	0.00	242,231.14	250,000.00	7,768.86	96.89%
546000	Repair & Maintenance Services	1,114.97	9,395.46	20,000.00	10,604.54	46.98%
547000	Printing	0.00	0.00	2,500.00	2,500.00	0.00%
549101	State Administrative Fees	0.00	0.00	0.00	0.00	0.00%
549102	Tax Collector Fees	1.25	7.50	0.00	-7.50	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000	Office Supplies	1,311.16	4,116.86	15,000.00	10,883.14	27.45%
552000	Operating Supplies	772.44	3,444.64	25,000.00	21,555.36	13.78%
552005	Bank Charges	0.00	0.00	250.00	250.00	0.00%
554000	Books Pub & Memberships	66.78	415.65	2,000.00	1,584.35	20.78%
564000	Capital Outlay - Mach & Equip	0.00	45,003.64	0.00	-45,003.64	0.00%
	Total for General Government	**45,990.61**	**587,222.98**	**1,094,000.00**	**506,777.02**	**53.68%**

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	504.00	3,331.00	6,300.00	2,969.00	52.87%
534501	Lee Cty Animal Control Srvs	0.00	0.00	44,625.00	44,625.00	0.00%
	Total for Law Enforcement/Security	**504.00**	**3,331.00**	**50,925.00**	**47,594.00**	**6.54%**
210-Code Compliance Services						
531115	Special Magistrate Srvs	0.00	0.00	7,725.00	7,725.00	0.00%
531201	Code Compliance Contract Srvs	18,889.33	109,030.67	20,600.00	-88,430.67	529.28%
549105	Other Chrges-Filing Fees	0.00	117.00	950.00	833.00	12.32%
	Total for Code Compliance Services	**18,889.33**	**109,147.67**	**29,275.00**	**-79,872.67**	**372.84%**
299-Disaster Response						
531000	Professional Services	5,969.50	35,863.01	25,000.00	-10,863.01	143.45%
531116	Disaster Preparedness Services	0.00	0.00	10,000.00	10,000.00	0.00%
	Total for Disaster Response	**5,969.50**	**35,863.01**	**35,000.00**	**-863.01**	**102.47%**
360-Physical Environment						
531000	Professional Services	33,595.25	233,624.14	30,000.00	-203,624.14	778.75%
531301	Water Level & Quality Monitor	36,317.79	86,783.77	200,000.00	113,216.23	43.39%
531305	NPDES Compliance	0.00	0.00	15,000.00	15,000.00	0.00%
531415	Reclaimed Water Study	0.00	0.00	0.00	0.00	0.00%
531502	Flood Plain-Com Rating System	0.00	0.00	100,000.00	100,000.00	0.00%
534000	Misc Contracted Services	0.00	37,232.50	50,000.00	12,767.50	74.47%
546301	Stormwater Maint	0.00	0.00	100,000.00	100,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	5,000.00	10,000.00	5,000.00	50.00%
	Total for Physical Environment	**69,913.04**	**362,640.41**	**505,000.00**	**142,359.59**	**71.81%**
365-Transportation						
512000	Regular Salaries & Wages	41,288.85	205,685.72	376,450.00	170,764.28	54.64%
521000	FICA Taxes	3,032.70	15,256.08	28,820.00	13,563.92	52.94%
522000	Retirement Contributions	3,661.98	18,302.27	31,760.00	13,457.73	57.63%
523000	Group Health Insurance	1,322.35	45,411.62	77,780.00	32,368.38	58.38%
524000	Workers Compensation	0.00	7,885.25	11,400.00	3,514.75	69.17%
525000	Unemployment Compensation	69.83	498.79	1,100.00	601.21	45.34%
531000	Professional Services	0.00	41,563.92	0.00	-41,563.92	0.00%
531306	Traffic Counts	4,500.00	4,500.00	20,000.00	15,500.00	22.50%
534000	Misc Contracted Services	120.00	7,304.00	100,000.00	92,696.00	7.30%
534301	Street Sweeping Services	2,000.00	12,000.00	35,000.00	23,000.00	34.29%
534302	Right-of-Way Permit Review	0.00	7,125.88	20,000.00	12,874.12	35.63%
534304	Traffic Study	958.40	14,044.40	100,000.00	85,955.60	14.04%
534306	Misc Construction Services	3,360.50	56,521.87	100,000.00	43,478.13	56.52%
540000	Travel and Per Diem	0.00	78.68	7,500.00	7,421.32	1.05%
541000	Communication Services	42.36	249.97	1,000.00	750.03	25.00%
543000	Utilities	5,528.42	32,692.61	97,500.00	64,807.39	33.53%
544200	Equipment Rental & Leases	429.00	2,178.00	5,000.00	2,822.00	43.56%
545000	Insurance	0.00	14,533.86	15,000.00	466.14	96.89%
546302	Bridge Maintenance	0.00	25,047.37	15,000.00	-10,047.37	166.98%
546304	Irrigation Maintenance	375.00	375.00	82,500.00	82,125.00	0.45%
546305	Landscape Maintenance	15,910.00	134,818.78	1,651,000.00	1,516,181.22	8.17%

Village of Estero

Budget Report All Funds
For Month Ending April 2026

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546306	Mowing Maintenance	17,567.46	620,101.62	40,000.00	-580,101.62	1550.25%
546307	Ditch Maintenance	0.00	100.00	175,000.00	174,900.00	0.06%
546309	Street Light Maintenance	0.00	48,063.24	92,500.00	44,436.76	51.96%
546310	Traffic Sign Maintenance	0.00	0.00	50,000.00	50,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	6,123.00	50,000.00	43,877.00	12.25%
546312	Railroad Maintenance	0.00	19,670.00	125,000.00	105,330.00	15.74%
546313	Road Maintenance	0.00	25,444.08	550,000.00	524,555.92	4.63%
552000	Operating Supplies	455.68	3,311.47	6,000.00	2,688.53	55.19%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
555000	Training	0.00	75.00	2,000.00	1,925.00	3.75%
	Total for Transportation	**100,622.53**	**1,368,962.48**	**3,869,310.00**	**2,500,347.52**	**35.38%**
439-Development Services						
512000	Regular Salaries & Wages	14,462.87	143,670.25	596,290.00	452,619.75	24.09%
521000	FICA Taxes	1,106.40	11,348.26	45,650.00	34,301.74	24.86%
522000	Retirement Contributions	2,070.81	15,380.11	47,460.00	32,079.89	32.41%
523000	Group Health Insurance	2,559.45	19,341.69	68,440.00	49,098.31	28.26%
524000	Workers Compensation	0.00	4,660.29	8,410.00	3,749.71	55.41%
525000	Unemployment Compensation	115.83	806.59	1,575.00	768.41	51.21%
531000	Professional Services	0.00	0.00	20,000.00	20,000.00	0.00%
531315	Growth Model Srvs	0.00	0.00	5,000.00	5,000.00	0.00%
531316	Development Srvcs Manager	0.00	0.00	10,000.00	10,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	10,000.00	10,000.00	0.00%
531403	Land Development Code	0.00	0.00	10,000.00	10,000.00	0.00%
534000	Misc Contracted Services	16,594.50	90,490.40	200,000.00	109,509.60	45.25%
540000	Travel and Per Diem	0.00	0.00	3,500.00	3,500.00	0.00%
548000	Legal Notices	1,722.32	2,964.04	6,500.00	3,535.96	45.60%
554000	Books Pub & Memberships	0.00	7,813.78	10,000.00	2,186.22	78.14%
555000	Training	0.00	75.00	1,250.00	1,175.00	6.00%
	Total for Development Services	**38,632.18**	**296,550.41**	**1,044,075.00**	**747,524.59**	**28.40%**
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	10,518.44	14,151.84	60,000.00	45,848.16	23.59%
521000	FICA Taxes	804.66	1,075.58	5,000.00	3,924.42	21.51%
524000	Workers Compensation	0.00	0.00	500.00	500.00	0.00%
525000	Unemployment Compensation	0.00	0.00	250.00	250.00	0.00%
531000	Professional Services	8,802.30	57,013.80	7,500.00	-49,513.80	760.18%
549104	Planning & Zoning-Fixed Fee	38,244.79	208,985.02	315,000.00	106,014.98	66.34%
	Total for Planning, Zoning, Dev Review	**58,370.19**	**281,226.24**	**388,250.00**	**107,023.76**	**72.43%**
601-Parks Master Plan						
512000	Regular Salaries & Wages	0.00	0.00	0.00	0.00	0.00%
521000	FICA Taxes	0.00	0.00	0.00	0.00	0.00%
522000	Retirement Contributions	0.00	0.00	0.00	0.00	0.00%
523000	Group Health Insurance	0.00	0.00	0.00	0.00	0.00%
524000	Workers Compensation	0.00	0.00	0.00	0.00	0.00%
525000	Unemployment Compensation	0.00	0.00	0.00	0.00	0.00%
531000	Professional Services	40,136.75	215,316.52	330,000.00	114,683.48	0.00%

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
534601	YMCA Operating Agreement	475.00	7,350.00	137,500.00	130,150.00	5.35%
543000	Utilities	1,319.58	9,492.29	17,050.00	7,557.71	55.67%
544200	Equipment Rental & Leases	45.02	947.70	5,500.00	4,552.30	17.23%
546000	Repair & Maintenance Services	48,776.90	154,526.20	24,750.00	-129,776.20	624.35%
564000	Capital Outlay - Mach & Equip	0.00	7,956.00	0.00	-7,956.00	0.00%
	Total for Parks Master Plan	**90,753.25**	**395,588.71**	**514,800.00**	**119,211.29**	**76.84%**
	Total for General Fund	**2,989,871.38**	**20,588,941.43**	**35,945,150.00**	**15,356,208.57**	**57.28%**
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	0.00	0.00	50,000.00	50,000.00	0.00%
531110	IT Contracted Services	535.25	3,011.69	6,450.00	3,438.31	46.69%
531401	Building Service Contract	170,396.78	1,001,892.14	1,900,000.00	898,107.86	52.73%
541000	Communication Services	147.86	943.58	2,000.00	1,056.42	47.18%
542000	Freight & Postage	68.31	338.58	1,000.00	661.42	33.86%
543000	Utilities	608.96	5,671.29	12,500.00	6,828.71	45.37%
544100	Building Lease	5,219.29	35,660.48	66,950.00	31,289.52	53.26%
544200	Equipment Rental & Leases	613.09	3,840.64	12,500.00	8,659.36	30.73%
546000	Repair & Maintenance Services	227.44	1,255.33	4,000.00	2,744.67	31.38%
551000	Office Supplies	19.30	471.95	4,000.00	3,528.05	11.80%
552000	Operating Supplies	0.00	158.25	5,000.00	4,841.75	3.17%
552001	Software Licensing	1,275.00	7,650.00	0.00	-7,650.00	0.00%
552009	Credit Card Fees	6,161.76	35,424.16	53,465.00	18,040.84	66.26%
	Total for Building Fee Fund	**185,273.04**	**1,096,318.09**	**2,117,865.00**	**1,021,546.91**	**51.77%**
201-Debt Service						
000-Non Divisional						
571000	Principal Payments	0.00	0.00	420,000.00	420,000.00	0.00%
572000	Interest Expense	0.00	0.00	500,000.00	500,000.00	0.00%
	Total for Debt Service	**0.00**	**0.00**	**920,000.00**	**920,000.00**	**0.00%**
300-Capital Projects						
350-Road Impact Fees						
581365	Transfer to Transportation	0.00	5,907,974.91	0.00	-5,907,974.91	0.00%
	Total for Road Impact Fees	**0.00**	**5,907,974.91**	**0.00**	**-5,907,974.91**	**0.00%**
351-Comm Park Impact Fees						
	Total for Comm Park Impact Fees	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
355-Park Impact Fees						
581365	Transfer to Transportation	204,057.07	986,744.66	0.00	-986,744.66	0.00%
	Total for Park Impact Fees	**204,057.07**	**986,744.66**	**0.00**	**-986,744.66**	**0.00%**
360-Physical Environment						
563000	Capital Outlay - Infrastrcture	1,293,781.53	2,712,165.24	14,125,106.00	11,412,940.76	19.20%
	Total for Physical Environment	**1,293,781.53**	**2,712,165.24**	**14,125,106.00**	**11,412,940.76**	**19.20%**
365-Transportation						
563000	Capital Outlay - Infrastrcture	407,713.46	4,359,495.80	16,050,000.00	11,690,504.20	27.16%
	Total for Transportation	**407,713.46**	**4,359,495.80**	**16,050,000.00**	**11,690,504.20**	**27.16%**
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%

Village of Estero

Budget Report All Funds
For Month Ending April 2026

Account	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
	Total for Gas Tax	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
600-Parks & Recreation						
561000	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastrcture	874,613.15	15,748,925.07	27,295,000.00	11,546,074.93	57.70%
	Total for Parks & Recreation	**874,613.15**	**15,748,925.07**	**27,295,000.00**	**11,546,074.93**	**0.00%**
	Total for Capital Projects	**2,780,165.21**	**29,715,305.68**	**57,470,106.00**	**27,754,800.32**	**0.00%**
	Total for Expense	**5,955,309.63**	**51,400,565.20**	**96,453,121.00**	**45,052,555.80**	**53.29%**
	Net Revenue / Expense	**319,365.98**	**9,000,786.89**	**39,546,783.00**	**30,545,996.11**	**22.76%**

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Financial Report for the month ended May 31, 2026.

Description:

This financial report provides budget to actual comparisons for the month ending May 31, 2026, which is the **eighth** month of the 2025-2026 fiscal year. Activity year to date is trending as projected during the second quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* May is the seventh month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector In May, the Village received 0.7%, or $52,468 of the annual budgeted ad valorem taxes. Year-to-date collections total 99.3% of the budgeted amount.

- *General Fund:* Revenue Sharing Sales Tax (55%), and State Revenue Sharing Fuel Tax (51%) began strong this fiscal year, Half-Cent Sales Tax (57%) totaled $2,790,598 all received through May.

- *Reserved Funds:* In March of 2024, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy. I will do a thorough review of the policy and update the Available Funds page for June's report.

- *Expenditures:* At the end of May 2026, the General Fund has expended 65.5% of budgeted expenditures and the Building Fee Fund has expended 60.6% of budgeted expenditures.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Britt Martin

Attachments:

1. May 31, 2026, Budget Report All Funds

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Revenue						
001-General Fund						
311000	Ad Valorem Taxes	-52,467.55	-7,109,415.94	-7,159,200.00	-49,784.06	99.30%
312410	Local Option Gas Tax-1-6 Cent	-58,979.52	-359,225.83	-625,000.00	-265,774.17	57.48%
315200	Local Communications Srvs Tax	-91,962.89	-657,807.00	-1,125,000.00	-467,193.00	58.47%
316000	Local Business Tax	-419.57	-6,339.03	-25,000.00	-18,660.97	25.36%
323100	Franchise Fees-Electric	-241,818.86	-1,682,129.62	-2,950,000.00	-1,267,870.38	57.02%
323400	Franchise Fees-Natural Gas	-20,235.88	-92,428.00	-137,500.00	-45,072.00	67.22%
323700	Franchise Fees-Solid Waste	-392.75	-93,098.93	-125,000.00	-31,901.07	74.48%
329500	ROW Permits	-350.00	-1,950.00	-1,000.00	950.00	195.00%
331500	Federal Grant - Econ Environ	0.00	-265,642.63	0.00	265,642.63	0.00%
334400	State Grant - Transportation	0.00	-300,000.00	-152,500.00	147,500.00	196.72%
334500	State Grant - Econ Environ	0.00	-522,275.92	0.00	522,275.92	0.00%
335140	Rev Sharing-Mobile Home Lic Tx	-88.00	-2,930.95	-3,750.00	-819.05	78.16%
335150	Rev Sharing-Alcohol Bevrage Tx	-34,248.56	-35,475.66	-31,250.00	4,225.66	113.52%
335160	Rev Sharing-Sales Tax	-66,314.81	-467,457.77	-850,000.00	-382,542.23	55.00%
335180	Rev Sharing-1/2 Cent Sales Tax	-380,017.94	-2,224,169.45	-3,925,000.00	-1,700,830.55	56.67%
335430	Rev Sharing-Fuel Tax	-13,969.46	-98,971.13	-195,000.00	-96,028.87	50.75%
341300	Administrative Fee	-461.04	-127,355.44	-150,000.00	-22,644.56	0.31%
341301	Cost Recovery-Admin Charge	0.00	-2,500.00	-15,000.00	-12,500.00	16.67%
341900	Dev & Zoning-Fixed Fees	-19,650.00	-127,400.00	-52,500.00	74,900.00	242.67%
341909	Dev & Zoning-Cost Recovery Fee	-5,772.00	-67,472.35	-90,500.00	-23,027.65	74.56%
342500	Code Comp & Contractor License	0.00	-4,250.00	-45,000.00	-40,750.00	9.44%
359000	Fines & Forfeitures	-4,415.13	-27,033.88	-250.00	26,783.88	10813.55%
361100	Interest Income	-42,953.67	-432,155.65	-650,000.00	-217,844.35	66.49%
362000	Rents & Royalties	-3,000.00	-24,000.00	-36,000.00	-12,000.00	66.67%
369900	Miscellaneous Revenue	-158.79	-11,648.03	-65,000.00	-53,351.97	17.92%
	Total for General Fund	**-1,037,676.42**	**-14,743,133.21**	**-18,409,450.00**	**-3,666,316.79**	**80.08%**
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-181,721.28	-1,445,405.90	-1,782,140.00	-336,734.10	81.11%
329501	Surcharge Fee Retained	0.00	-4,051.76	-3,150.00	901.76	128.63%
341302	Convenience Fee	-4,753.76	-35,235.20	-53,465.00	-18,229.80	65.90%
361100	Interest Income	-992.45	-10,011.96	-17,000.00	-6,988.04	58.89%
	Total for Building Fee Fund	**-187,467.49**	**-1,494,704.82**	**-1,855,755.00**	**-361,050.18**	**80.54%**
201-Debt Service						
000-Non Divisional						
381001	Transfer from General Fund	0.00	0.00	-920,000.00	-920,000.00	0.00%
	Total for Debt Service	**0.00**	**0.00**	**-920,000.00**	**-920,000.00**	**0.00%**
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	-9,996.00	-2,521,668.00	-4,589,310.00	-2,067,642.00	54.95%
324320	Road Imp Fees-Commercial	0.00	-997,763.22	-1,111,335.00	-113,571.78	89.78%
361100	Interest Income	-33,726.14	-340,232.56	-400,000.00	-59,767.44	85.06%
	Total for Road Impact Fees	**-43,722.14**	**-3,859,663.78**	**-6,100,645.00**	**-2,240,981.22**	**63.27%**

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
353-Comm Park Contributions						
361100	Interest Income	-203.08	-2,048.67	-3,000.00	-951.33	68.29%
	Total for Comm Park Contributions	**-203.08**	**-2,048.67**	**-3,000.00**	**-951.33**	**68.29%**
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-1,535.00	-29,165.00	-234,883.00	-205,718.00	12.42%
324620	Park Imp Fee-Commercial	0.00	-436,986.00	0.00	436,986.00	0.00%
361100	Interest Income	-1,141.00	-11,510.54	-40,000.00	-28,489.46	28.78%
	Total for Park Impact Fees	**-2,676.00**	**-477,661.54**	**-274,883.00**	**202,778.54**	**173.77%**
360-Physical Environment						
381001	Transfer from General Fund	-555,990.40	-3,268,155.64	-6,045,000.00	-2,776,844.36	54.06%
	Total for Physical Environment	**-555,990.40**	**-3,268,155.64**	**-6,045,000.00**	**-2,776,844.36**	**54.06%**
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-4,250,000.00	-4,250,000.00	0.00%
381001	Transfer from General Fund	-625,692.21	-2,001,057.36	-6,868,815.00	-4,867,757.64	29.13%
381350	Transfer from Road Impact Fee	-2,249,208.87	-8,157,183.78	0.00	8,157,183.78	0.00%
381366	Transfer from Gas Tax	0.00	0.00	0.00	0.00	0.00%
	Total for Transportation	**-2,874,901.08**	**-10,158,241.14**	**-11,118,815.00**	**-960,573.86**	**91.36%**
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-41,540.76	-261,488.68	-415,000.00	-153,511.32	63.01%
361100	Interest Income	-5,917.35	-59,694.74	-82,500.00	-22,805.26	72.36%
	Total for Gas Tax	**-47,458.11**	**-321,183.42**	**-497,500.00**	**-176,316.58**	**64.56%**
600-Parks & Recreation						
381001	Transfer from General Fund	-1,251,503.03	-13,089,839.18	-11,681,290.00	1,408,549.18	112.06%
381352	Transfer from RegParkImpactFee	-193,187.89	-1,179,932.55	0.00	1,179,932.55	0.00%
381355	Transfer from Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
	Total for Parks & Recreation	**-1,444,690.92**	**-14,269,771.73**	**-11,681,290.00**	**2,588,481.73**	**122.16%**
	Total for Capital Projects	**-4,969,641.73**	**-32,356,725.92**	**-35,721,133.00**	**-3,364,407.08**	**90.58%**
	Total for Revenue	**-6,194,785.64**	**-48,594,563.95**	**-56,906,338.00**	**-8,311,774.05**	**85.39%**
001-General Fund						
000-Non Divisional						
581201	Transfer to Debt Service	0.00	0.00	920,000.00	920,000.00	0.00%
581360	Transfer to Physcal Envirnment	0.00	0.00	6,045,000.00	6,045,000.00	0.00%
581365	Transfer to Transportation	1,302,208.29	8,780,931.34	6,868,815.00	-1,912,116.34	127.84%
581600	Transfer to Parks& Rec CapProj	1,130,977.35	9,578,120.84	11,681,290.00	2,103,169.16	82.00%
	Total for Non Divisional	**2,433,185.64**	**18,359,052.18**	**25,515,105.00**	**7,156,052.82**	**71.95%**
100-Village Council						
511000	Executive Salaries	10,356.43	82,851.44	124,280.00	41,428.56	66.67%
521000	FICA Taxes	792.29	6,338.32	9,530.00	3,191.68	66.51%
524000	Workers Compensation	0.00	133.23	1,170.00	1,036.77	11.39%
525000	Unemployment Compensation	112.89	1,109.30	2,200.00	1,090.70	50.42%
540000	Travel and Per Diem	0.00	1,032.34	25,000.00	23,967.66	4.13%
554000	Books Pub & Memberships	185.00	8,185.00	12,000.00	3,815.00	68.21%
555000	Training	0.00	150.00	2,500.00	2,350.00	6.00%
	Total for Village Council	**11,446.61**	**99,799.63**	**176,680.00**	**76,880.37**	**56.49%**

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
101-Village Manager						
511000	Executive Salaries	20,925.90	177,804.69	397,090.00	219,285.31	44.78%
512000	Regular Salaries & Wages	14,032.48	119,228.75	46,970.00	-72,258.75	253.84%
513000	Other Salaries & Wages	640.38	5,605.73	8,600.00	2,994.27	65.18%
521000	FICA Taxes	2,772.22	19,731.08	34,640.00	14,908.92	56.96%
522000	Retirement Contributions	2,197.22	18,669.50	46,405.00	27,735.50	40.23%
523000	Group Health Insurance	6,814.98	57,441.50	89,985.00	32,543.50	63.83%
524000	Workers Compensation	0.00	591.98	4,035.00	3,443.02	14.67%
525000	Unemployment Compensation	44.53	471.62	935.00	463.38	50.44%
531000	Professional Services	0.00	0.00	45,000.00	45,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	25,000.00	25,000.00	0.00%
534101	Public Relations	949.00	20,142.31	20,000.00	-142.31	100.71%
540000	Travel and Per Diem	0.00	1,595.59	15,000.00	13,404.41	10.64%
541000	Communication Services	0.00	22,877.98	40,000.00	17,122.02	57.19%
554000	Books Pub & Memberships	300.00	1,554.00	4,000.00	2,446.00	38.85%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
	Total for Village Manager	**48,676.71**	**445,714.73**	**781,910.00**	**336,195.27**	**57.00%**
110-Village Attorney						
531101	Legal Services	22,338.67	152,435.89	275,000.00	122,564.11	55.43%
531102	Land Use Legal Services	2,544.00	17,180.50	50,000.00	32,819.50	34.36%
531103	Code Enforcement Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531106	Land Dev Code Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531109	Miscellaneous legal	0.00	0.00	15,000.00	15,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
	Total for Village Attorney	**24,882.67**	**169,616.39**	**375,000.00**	**205,383.61**	**45.23%**
115-Village Clerk						
512000	Regular Salaries & Wages	3,621.52	30,766.48	190,970.00	160,203.52	16.11%
521000	FICA Taxes	277.06	2,353.75	14,650.00	12,296.25	16.07%
522000	Retirement Contributions	1,182.56	10,048.06	11,590.00	1,541.94	86.70%
523000	Group Health Insurance	0.00	0.00	24,870.00	24,870.00	0.00%
524000	Workers Compensation	0.00	49.45	1,715.00	1,665.55	2.88%
525000	Unemployment Compensation	41.67	428.66	875.00	446.34	48.99%
531117	Election Services	0.00	0.00	0.00	0.00	0.00%
534102	Codification	0.00	0.00	3,090.00	3,090.00	0.00%
540000	Travel and Per Diem	0.00	0.00	1,290.00	1,290.00	0.00%
548000	Legal Notices	0.00	661.72	5,150.00	4,488.28	12.85%
554000	Books Pub & Memberships	0.00	0.00	515.00	515.00	0.00%
555000	Training	0.00	0.00	775.00	775.00	0.00%
	Total for Village Clerk	**5,122.81**	**44,308.12**	**255,490.00**	**211,181.88**	**17.34%**

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
130-Finance						
512000	Regular Salaries & Wages	30,675.97	258,884.47	406,370.00	147,485.53	63.71%
521000	FICA Taxes	2,150.80	18,312.81	31,100.00	12,787.19	58.88%
522000	Retirement Contributions	2,894.78	24,596.58	37,660.00	13,063.42	65.31%
523000	Group Health Insurance	6,658.21	59,451.23	85,470.00	26,018.77	69.56%
524000	Workers Compensation	0.00	414.80	5,440.00	5,025.20	7.63%
525000	Unemployment Compensation	62.63	661.75	1,315.00	653.25	50.32%
531000	Professional Services	0.00	1,900.00	10,500.00	8,600.00	18.10%
532000	Auditing Services	0.00	0.00	53,550.00	53,550.00	0.00%
540000	Travel and Per Diem	0.00	2,147.25	4,725.00	2,577.75	45.44%
554000	Books Pub & Memberships	0.00	100.00	2,100.00	2,000.00	4.76%
555000	Training	0.00	110.00	2,100.00	1,990.00	5.24%
	Total for Finance	**42,442.39**	**366,578.89**	**640,330.00**	**273,751.11**	**57.25%**
170-Information Technology						
531110	IT Contracted Services	12,700.47	85,090.94	250,000.00	164,909.06	34.04%
531111	Webmaster Srvs & Maintenance	698.00	14,502.91	100,000.00	85,497.09	14.50%
531112	Audio Visual Services	2,814.67	145,358.85	100,000.00	-45,358.85	145.36%
552001	Software Licensing	0.00	0.00	200,000.00	200,000.00	0.00%
552002	Small Tools & Equipment	0.00	355.85	10,000.00	9,644.15	3.56%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
	Total for Information Technology	**16,213.14**	**245,308.55**	**670,000.00**	**424,691.45**	**36.61%**
180-General Government						
531112	Audio Visual Services	1,155.00	9,240.00	31,500.00	22,260.00	29.33%
531113	Recruitment Services	0.00	14,161.95	20,000.00	5,838.05	70.81%
531114	Lobbying Services	3,993.00	31,944.00	60,000.00	28,056.00	53.24%
534000	Misc Contracted Services	525.00	11,080.34	150,000.00	138,919.66	7.39%
540000	Travel and Per Diem	0.00	222.75	5,250.00	5,027.25	4.24%
541000	Communication Services	1,259.82	9,346.53	7,500.00	-1,846.53	124.62%
542000	Freight & Postage	701.43	2,442.22	5,000.00	2,557.78	48.84%
543000	Utilities	4,208.39	35,567.55	62,500.00	26,932.45	56.91%
544100	Building Lease	25,890.75	199,997.74	300,000.00	100,002.26	66.67%
544200	Equipment Rental & Leases	0.00	6,338.40	12,500.00	6,161.60	50.71%
545000	Insurance	11,245.00	253,476.14	250,000.00	-3,476.14	101.39%
546000	Repair & Maintenance Services	912.17	10,307.63	20,000.00	9,692.37	51.54%
547000	Printing	0.00	0.00	2,500.00	2,500.00	0.00%
549101	State Administrative Fees	0.00	0.00	0.00	0.00	0.00%
549102	Tax Collector Fees	1.25	8.75	0.00	-8.75	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000	Office Supplies	159.53	4,276.39	15,000.00	10,723.61	28.51%
552000	Operating Supplies	41.23	3,485.87	25,000.00	21,514.13	13.94%
552005	Bank Charges	0.00	0.00	250.00	250.00	0.00%
554000	Books Pub & Memberships	0.00	415.65	2,000.00	1,584.35	20.78%
564000	Capital Outlay - Mach & Equip	0.00	45,003.64	0.00	-45,003.64	0.00%
	Total for General Government	**50,092.57**	**637,315.55**	**1,094,000.00**	**456,684.45**	**58.26%**

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	252.00	3,583.00	6,300.00	2,717.00	56.87%
534501	Lee Cty Animal Control Srvs	0.00	0.00	44,625.00	44,625.00	0.00%
	Total for Law Enforcement/Security	**252.00**	**3,583.00**	**50,925.00**	**47,342.00**	**7.04%**
210-Code Compliance Services						
531115	Special Magistrate Srvs	0.00	0.00	7,725.00	7,725.00	0.00%
531201	Code Compliance Contract Srvs	21,048.64	130,079.31	20,600.00	-109,479.31	631.45%
549105	Other Chrges-Filing Fees	24.50	141.50	950.00	808.50	14.89%
	Total for Code Compliance Services	**21,073.14**	**130,220.81**	**29,275.00**	**-100,945.81**	**444.82%**
299-Disaster Response						
531000	Professional Services	3,249.00	39,112.01	25,000.00	-14,112.01	156.45%
531116	Disaster Preparedness Services	0.00	0.00	10,000.00	10,000.00	0.00%
	Total for Disaster Response	**3,249.00**	**39,112.01**	**35,000.00**	**-4,112.01**	**111.75%**
360-Physical Environment						
531000	Professional Services	6,496.00	240,120.14	30,000.00	-210,120.14	800.40%
531301	Water Level & Quality Monitor	45,450.50	132,234.27	200,000.00	67,765.73	66.12%
531305	NPDES Compliance	0.00	0.00	15,000.00	15,000.00	0.00%
531415	Reclaimed Water Study	0.00	0.00	0.00	0.00	0.00%
531502	Flood Plain-Com Rating System	0.00	0.00	100,000.00	100,000.00	0.00%
534000	Misc Contracted Services	0.00	37,232.50	50,000.00	12,767.50	74.47%
546301	Stormwater Maint	0.00	0.00	100,000.00	100,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	5,000.00	10,000.00	5,000.00	50.00%
	Total for Physical Environment	**51,946.50**	**414,586.91**	**505,000.00**	**90,413.09**	**82.10%**
365-Transportation						
512000	Regular Salaries & Wages	27,525.90	233,211.62	376,450.00	143,238.38	61.95%
521000	FICA Taxes	2,021.80	17,277.88	28,820.00	11,542.12	59.95%
522000	Retirement Contributions	2,441.32	20,743.59	31,760.00	11,016.41	65.31%
523000	Group Health Insurance	6,112.99	51,524.61	77,780.00	26,255.39	66.24%
524000	Workers Compensation	0.00	7,885.25	11,400.00	3,514.75	69.17%
525000	Unemployment Compensation	52.39	551.18	1,100.00	548.82	50.11%
531000	Professional Services	0.00	41,563.92	0.00	-41,563.92	0.00%
531306	Traffic Counts	6,000.00	10,500.00	20,000.00	9,500.00	52.50%
534000	Misc Contracted Services	0.00	7,304.00	100,000.00	92,696.00	7.30%
534301	Street Sweeping Services	2,000.00	14,000.00	35,000.00	21,000.00	40.00%
534302	Right-of-Way Permit Review	0.00	7,125.88	20,000.00	12,874.12	35.63%
534304	Traffic Study	0.00	14,044.40	100,000.00	85,955.60	14.04%
534306	Misc Construction Services	5,552.50	62,074.37	100,000.00	37,925.63	62.07%
540000	Travel and Per Diem	0.00	78.68	7,500.00	7,421.32	1.05%
541000	Communication Services	44.75	294.72	1,000.00	705.28	29.47%
543000	Utilities	4,870.75	37,563.36	97,500.00	59,936.64	38.53%
544200	Equipment Rental & Leases	0.00	2,178.00	5,000.00	2,822.00	43.56%
545000	Insurance	0.00	14,533.86	15,000.00	466.14	96.89%
546302	Bridge Maintenance	0.00	25,047.37	15,000.00	-10,047.37	166.98%
546304	Irrigation Maintenance	0.00	375.00	82,500.00	82,125.00	0.45%
546305	Landscape Maintenance	0.00	134,818.78	1,651,000.00	1,516,181.22	8.17%

Village of Estero

Budget Report All Funds
For Month Ending May 2026

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546306	Mowing Maintenance	5,907.00	626,008.62	40,000.00	-586,008.62	1565.02%
546307	Ditch Maintenance	0.00	100.00	175,000.00	174,900.00	0.06%
546309	Street Light Maintenance	20,416.57	68,479.81	92,500.00	24,020.19	74.03%
546310	Traffic Sign Maintenance	0.00	0.00	50,000.00	50,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	6,123.00	50,000.00	43,877.00	12.25%
546312	Railroad Maintenance	0.00	19,670.00	125,000.00	105,330.00	15.74%
546313	Road Maintenance	0.00	25,444.08	550,000.00	524,555.92	4.63%
552000	Operating Supplies	440.55	3,752.02	6,000.00	2,247.98	62.53%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
555000	Training	0.00	75.00	2,000.00	1,925.00	3.75%
	Total for Transportation	**83,386.52**	**1,452,349.00**	**3,869,310.00**	**2,416,961.00**	**37.54%**
439-Development Services						
512000	Regular Salaries & Wages	23,955.76	167,626.01	596,290.00	428,663.99	28.11%
521000	FICA Taxes	1,832.61	13,180.87	45,650.00	32,469.13	28.87%
522000	Retirement Contributions	2,515.34	17,895.45	47,460.00	29,564.55	37.71%
523000	Group Health Insurance	1,112.77	20,454.46	68,440.00	47,985.54	29.89%
524000	Workers Compensation	0.00	4,660.29	8,410.00	3,749.71	55.41%
525000	Unemployment Compensation	93.91	900.50	1,575.00	674.50	57.17%
531000	Professional Services	0.00	0.00	20,000.00	20,000.00	0.00%
531315	Growth Model Srvs	0.00	0.00	5,000.00	5,000.00	0.00%
531316	Development Srvcs Manager	0.00	0.00	10,000.00	10,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	10,000.00	10,000.00	0.00%
531403	Land Development Code	0.00	0.00	10,000.00	10,000.00	0.00%
534000	Misc Contracted Services	27,567.70	118,058.10	200,000.00	81,941.90	59.03%
540000	Travel and Per Diem	0.00	0.00	3,500.00	3,500.00	0.00%
548000	Legal Notices	773.26	3,737.30	6,500.00	2,762.70	57.50%
554000	Books Pub & Memberships	0.00	7,813.78	10,000.00	2,186.22	78.14%
555000	Training	0.00	75.00	1,250.00	1,175.00	6.00%
	Total for Development Services	**57,851.35**	**354,401.76**	**1,044,075.00**	**689,673.24**	**33.94%**
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	0.00	14,151.84	60,000.00	45,848.16	23.59%
521000	FICA Taxes	0.00	1,075.58	5,000.00	3,924.42	21.51%
524000	Workers Compensation	0.00	0.00	500.00	500.00	0.00%
525000	Unemployment Compensation	0.00	0.00	250.00	250.00	0.00%
531000	Professional Services	5,772.00	62,785.80	7,500.00	-55,285.80	837.14%
549104	Planning & Zoning-Fixed Fee	38,244.81	247,229.83	315,000.00	67,770.17	78.49%
	Total for Planning, Zoning, Dev Review	**44,016.81**	**325,243.05**	**388,250.00**	**63,006.95**	**83.77%**
601-Parks Master Plan						
512000	Regular Salaries & Wages	0.00	0.00	0.00	0.00	0.00%
521000	FICA Taxes	0.00	0.00	0.00	0.00	0.00%
522000	Retirement Contributions	0.00	0.00	0.00	0.00	0.00%
523000	Group Health Insurance	0.00	0.00	0.00	0.00	0.00%
524000	Workers Compensation	0.00	0.00	0.00	0.00	0.00%
525000	Unemployment Compensation	0.00	0.00	0.00	0.00	0.00%
531000	Professional Services	40,776.25	256,092.77	330,000.00	73,907.23	0.00%

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
534601	YMCA Operating Agreement	0.00	7,350.00	137,500.00	130,150.00	5.35%
543000	Utilities	1,080.75	10,573.04	17,050.00	6,476.96	62.01%
544200	Equipment Rental & Leases	45.02	992.72	5,500.00	4,507.28	18.05%
546000	Repair & Maintenance Services	20,082.03	174,608.23	24,750.00	-149,858.23	705.49%
564000	Capital Outlay - Mach & Equip	0.00	7,956.00	0.00	-7,956.00	0.00%
	Total for Parks Master Plan	**61,984.05**	**457,572.76**	**514,800.00**	**57,227.24**	**88.88%**
	Total for General Fund	**2,955,821.91**	**23,544,763.34**	**35,945,150.00**	**12,400,386.66**	**65.50%**
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	0.00	0.00	50,000.00	50,000.00	0.00%
531110	IT Contracted Services	540.22	3,551.91	6,450.00	2,898.09	55.07%
531401	Building Service Contract	173,162.45	1,175,054.59	1,900,000.00	724,945.41	61.84%
541000	Communication Services	149.76	1,093.34	2,000.00	906.66	54.67%
542000	Freight & Postage	143.66	482.24	1,000.00	517.76	48.22%
543000	Utilities	800.39	6,471.68	12,500.00	6,028.32	51.77%
544100	Building Lease	5,302.93	40,963.41	66,950.00	25,986.59	61.19%
544200	Equipment Rental & Leases	175.87	4,016.51	12,500.00	8,483.49	32.13%
546000	Repair & Maintenance Services	186.09	1,441.42	4,000.00	2,558.58	36.04%
551000	Office Supplies	0.00	471.95	4,000.00	3,528.05	11.80%
552000	Operating Supplies	0.00	158.25	5,000.00	4,841.75	3.17%
552001	Software Licensing	1,275.00	8,925.00	0.00	-8,925.00	0.00%
552009	Credit Card Fees	4,632.82	40,056.98	53,465.00	13,408.02	74.92%
	Total for Building Fee Fund	**186,369.19**	**1,282,687.28**	**2,117,865.00**	**835,177.72**	**60.57%**
201-Debt Service						
000-Non Divisional						
571000	Principal Payments	0.00	0.00	420,000.00	420,000.00	0.00%
572000	Interest Expense	0.00	0.00	500,000.00	500,000.00	0.00%
	Total for Debt Service	**0.00**	**0.00**	**920,000.00**	**920,000.00**	**0.00%**
300-Capital Projects						
350-Road Impact Fees						
581365	Transfer to Transportation	2,249,208.87	8,157,183.78	0.00	-8,157,183.78	0.00%
	Total for Road Impact Fees	**2,249,208.87**	**8,157,183.78**	**0.00**	**-8,157,183.78**	**0.00%**
351-Comm Park Impact Fees						
	Total for Comm Park Impact Fees	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
355-Park Impact Fees						
581365	Transfer to Transportation	193,187.89	1,179,932.55	0.00	-1,179,932.55	0.00%
	Total for Park Impact Fees	**193,187.89**	**1,179,932.55**	**0.00**	**-1,179,932.55**	**0.00%**
360-Physical Environment						
563000	Capital Outlay - Infrastrcture	555,990.40	3,268,155.64	14,125,106.00	10,856,950.36	23.14%
	Total for Physical Environment	**555,990.40**	**3,268,155.64**	**14,125,106.00**	**10,856,950.36**	**23.14%**
365-Transportation						
563000	Capital Outlay - Infrastrcture	661,791.96	5,021,287.76	16,050,000.00	11,028,712.24	31.29%
	Total for Transportation	**661,791.96**	**5,021,287.76**	**16,050,000.00**	**11,028,712.24**	**31.29%**
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%

Village of Estero

Budget Report All Funds
For Month Ending May 2026

Account	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
	Total for Gas Tax	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
600-Parks & Recreation						
561000	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastrcture	3,657,800.04	19,406,725.11	27,295,000.00	7,888,274.89	71.10%
	Total for Parks & Recreation	**3,657,800.04**	**19,406,725.11**	**27,295,000.00**	**7,888,274.89**	**0.00%**
	Total for Capital Projects	**7,317,979.16**	**37,033,284.84**	**57,470,106.00**	**20,436,821.16**	**0.00%**
	Total for Expense	**10,460,170.26**	**61,860,735.46**	**96,453,121.00**	**34,592,385.54**	**64.14%**
	Net Revenue / Expense	**4,265,384.62**	**13,266,171.51**	**39,546,783.00**	**26,280,611.49**	**33.55%**

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025.

Acceptance of Auditor's Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025.

Background:

In compliance with Florida Statutes § 218.39, the Village's financial statements have been independently audited by CBIZ, a firm of licensed certified public accountants. The report provides details of operations for the twelve (12) months ending September 30, 2025. The independent auditor has issued an unmodified ("clean") opinion on the Village's financial statements for the audited year.

The audit report also report also confirms the Village has again received the Government Financial Officers Association of the United States and Canada (GFOA) Certificate of Achievement for Excellence in Financial Reporting for fiscal year ended September 30, 2025, a certificate which has been bestowed on the Village each year since the Village's inception.

The Village is committed to maintaining the highest standard of controls and oversight of our financial affairs. The Auditor is provided complete access to any and all records – at their complete discretion. Management's objective is to provide the highest level of accountability and integrity in the Village's handling of taxpayers dollars. We also commit to complete transparency and fully disclose any issues. Below is our audit history.

Summary of Audit Findings and Management Letter Comments		
FY	Audit Findings	Mgmt Letter Comments
2014/2015	2	1
2015/2016	0	0
2016/2017	1	0
2017/2018	0	0
2018/2019	0	1
2019/2020	0	0
2020/2021	0	1
2021/2022	0	1

2022/2023	0	2
2023/2024	0	2
2024/2025	1	0

"Findings" represent serious deficiencies in our operation and a "management comment" represents a serious concern that warrants immediate attention. Either represents an opportunity to improve our operation to best preserve the public trust. The expectation is that we never have a "finding" and only rarely have a "management comment". The history noted above confirms the Village takes the audit process very seriously and manages it in accordance with the highest standards of professional conduct.

A history of our Audit Findings and Management Letter Comments is attached. Of course, all prior audit comments or issues have been corrected or addressed.

A draft of the Annual Comprehensive Financial Report was presented to Council at a workshop on June 3rd 2026. The final report (unchanged from the draft previously presented) is now submitted to Council for receipt and filing.

Action Requested:

Acceptance of Auditor's Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025.

Process and Timeline:

Once Council formally receives the report, management and audit staff will complete all submittals required by federal, state, and local law.

Financial Impact: N/A

Prepared by: Steve Sarkozy—Village Manager

Attachments:

1. Summary of Audit Findings and Management Letter Comments (2 pages)
2. Annual Comprehensive Financial Report FY 25

Summary of Audit Findings and Management Letter Comments

FY	*Audit Findings*	*Mgmt Letter Comments*
2014/2015	2	1
2015/2016	0	0
2016/2017	1	0
2017/2018	0	0
2018/2019	0	1
2019/2020	0	0
2020/2021	0	1
2021/2022	0	1
2022/2023	0	2
2023/2024	0	2
2024/2025	0	1

Type	#	Finding	Criteria	Condition	Cause	Effect	Recommendation	View of Responsible Official and Planned Corrective Action
FINDING	2015-001	Segregate Payroll Duties	The basic premise of segregation of duties is that no one person should have access to both physical assets and the related accounting records or to all phases of a transaction. During the audit, we noted a lack of segregation of duties within the payroll process.	One employee maintains the payroll master file, including making changes to it for pay rate changes; prepares the payroll; transmits the payroll; and records the transactions in the general ledger.	The Village's finance staff consists of just one person, the Finance Director.	This lack of segregation of duties in the payroll function increases the risk that an error or irregularity could occur and go undetected.	While the Village Manager reviews and approves a preprocessing payroll report, we recommend that the Village Manager also review a payroll post-processing report and compare it to the approved preprocessing report. In addition, the Village Manager should review a payroll change report each pay period, detailing any changes made to the payroll master file.	Effective November 15, 2015, the Village Manager reviews and approves a post-processing report and agrees it to the approved processing report. The Village Manager also reviews a payroll change report to verify that any changes completed are as authorized. On January 27, 2016, a Finance Clerk began work in the Finance Department. This additional staff will allow for segregation of duties in the payroll process.
FINDING	2015-002	Approve Journal Entries	The proper initiation, authorization, recording, and processing of standard and nonstandard journal entries helps guard against the use of journal entries to obscure fraudulent financial reporting.	One employee prepares and records journal entries, without a review or approval of the entry or supporting documentation.	The Village's finance staff consists of just one person, the Finance Director.	This lack of journal entry review and approval increases the risk that an error or irregularity could occur and go undetected.	We recommend the adopting of a policy whereby a report detailing all journal entries will be reviewed by the Village Manager or other designated member of management each month. The report should be initialed and dated by the preparer and initialed and dated by the management reviewer.	On January 27, 2016, a Finance Clerk began work in the Finance Department. With two financial staff members, Finance Clerk and Finance Director, one staff member will prepare the journal entry and the other staff member will review the journal entry with supporting documentation. From November 2, 2015 through January 27, 2016, the Village Manager reviewed and approved all journal entries.
Mgmt Letter	ML#2015-001	Formal Written Policies	Written policies and procedures should be maintained and updated regularly to establish standard practices, establish procedures to address identifies risks in order to prevent or detect and correct errors or fraud, and establish responsibilities for preparation, review and approval of information.	Our review of internal controls revealed financial policies and procedures for recording transactions were not in formal approved written form.	The Village was created on December 31, 2014 and written policies and procedures have not yet been developed.	Without formal written policies and procedures in place, the Village is vulnerable to errors or fraud that might go undetected.	We recommend formal written policies and procedures be adopted which establish standard practices, establish procedures to address identifies risks in order to prevent pr detect and correct errors or fraud, and establish responsibilities for preparation, review and approval of information. Such policies should include string segregation of duties when possible. The policies and procedures should require physical documentation, such as signature/initials and dates, related to preparation, review and approval of information in order to hold those responsible individuals accountable. The policies and procedures should required at least annual updating of the written document in order to address new risks or new procedures required.	Village staff is currently developing formal written policies and procedures for recording transactions an expect those to be completed within the next few months.
FINDING	2017-001	Surcharge Fees	Village management is responsible for establishing and maintaining internal controls over the proper recording of all of the Village's transaction and reconciliation and review of the Village's account balances.	In accordance with State law, the Village is required to calculate and collect certain building surcharge fees on building permits to be remitted to the Florida Department of Business and Professional Regulation and Florida Department of Community Affairs. The Village retains 10% of the surcharge fees and records that amount as revenue in the financial statements. During testing of the permit revenues and associated fees, we noted one instance in which the Florida Department of Business and Professional Regulation and Florida Department of Community Affairs building surcharge fees were assessed on an incorrect total, including certain permit fees not subject to the surcharge fee.	The community development software requires manual calculation of the building surcharge fee base which provides an increased opportunity for error in assessing surcharge fees. The Village does not have internal controls in place to review that the correct surcharge fee base is entered into the system and that the resulting surcharge fee paid by the applicant is calculated correctly.	The Village's revenue is overstated by $2,428.	We recommend that the Village implement policies and procedures to improve the calculation and monthly reconciliation of the surcharge fees to ensure that the proper amounts are being charged and remitted to the State of Florida.	The Village has requested that the community development software be updated to automate the calculation of the building surcharge fee. The software update is in process and it will be implemented when testing is completed. In addition, the Village has implemented a monthly review of building surcharge fees.
Mgmt Letter	2019-01	Contracted Service Provider Reporting Must be Improved		We noted several programming and administrative issues with the proprietary software developed and maintained by the community development department's contract service provider.		1) Community development staff members were permitted to remove frees an issue permits prior to payment of fees in the software without documentations of approval. 2) Certain administrative fees were set up to calculate incorrectly in the software. 3) A software update allowed multiple credit card payments for the same permit on the public portal; however, fee payments were not recorded in the proprietary community development software. 4) No printable log o historical system errors and/or overrides was stored or available.		
Mgmt Letter	2020-01	Submit Public Depositor Annual Report by November 30		During the year ended September 30, 2021, we noted the Public Depositor Annual Report for fiscal year 2021 was not submitted timely to the Chief Financial Officer. Florida Statute 280.16(1)(d) requires a report of all public deposits must be submitted to the Chief Financial Officer annually by November 30. Therefore, the report for fiscal year 2021 was due by November 30, 2021. The actual report was not submitted until May 31,2022.				The Village's Interim Finance Director has prepared a list of Financial Reports and Submissions Requirements which includes the Report name, method of submission and due dates. The Village Manager and Village Clerk were provided this schedule. Therefore, if the Finance Director position is vacant or is not aware of certain reporting requirements, the Manager and Clerk will be aware of the deadlines for reporting.

Type	#	Finding	Criteria	Condition	Cause	Effect	Recommendation	View of Responsible Official and Planned Corrective Action
Mgmt Letter	2021-02	Expenditures in excess of the final approved budget		During the audit, we noted that the Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	The Village hired a new Finance Director on October 17, 2022. The new director prepared the year-end budget amendment due within sixty days of the fiscal year-end close on September 30, 2022. The building fund had excess expenditures totaling $946. This was due to a correcting entry of expenditures performed after the budget amendment was prepared. The driving range fund had excess expenditures totaling $21,039. The driving range fund was established during the fiscal year. With no historical data, budget amounts were estimated for the driving range.	The Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	We recommend the Village budget its audited carryforward in each fund which will provide a contingency and help to eliminate the potential of an over expenditure. Alternately, expenditures in excess of budget should be monitored and avoided.	At the completion of each annual fiscal year financial audit, the Village will adopt a mid-year budget amendment which will include the audited carryforward in each fund.
Mgmt Letter	2022-01	Expenditures in excess of the final approved budget		During the audit, we noted that the Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	Per last year's management response, the Village adopted a mid-year budget amendment which included the audited carryforward in each fund. The fiscal year ended September 30, 2023, was the first full year of activity within the driving range fund. Expenditures within this fund are primarily pass-through and funded from driving range operational revenue. Due to this, the audited carryforward in this fund was not enough to eliminate an over expenditure.	The Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	We recommend the Village continue to budget its audited carryforward in each fund which will provide a contingency and help to eliminate the potential of an over expenditure. Alternately, expenditures in excess of budget should be monitored and the budget amended if circumstances require additional expenditures.	At the completion of each annual fiscal year financial audit, the Village will continue to adopt a mid-year budget amendment which will include the audited carryforward in each fund. Additionally, the Village will complete a year-end budget expenditure reconciliation and amend the budget if required.
Mgmt Letter	2022-02	Three outstanding items in the operating cash account over 12 months old		During the audit, we noted 3 items outstanding in the operating cash account over 12 months old. Per F.S. 717.113 unclaimed items over 12 months old should be properly disposed.	The Village had three checks totaling $5,274.21 outstanding as of September 30, 2023 that were over 12 months old.	The Village had 3 items outstanding in the operating cash account over 12 months old. Per F.S. 717.113 unclaimed items over 12 months old should be properly disposed.	We recommend that the Village investigate these items and properly dispose of them.	The Village has investigated the three outstanding checks and are now properly disposed. Each month, during the bank reconciliation process, outstanding checks over 12 months will be properly disposed.
Mgmt Letter	2023-01	Late Reporting Submission for Federal Grant CFDA 21.027.		The Federal Grant CFDA 21.027 requires quarterly reporting within last day of the month following quarter end.	The report for the quarter ended December 31, 2023, was filed two (2) days late.	The Federal Grant CFDA 21.027 requires quarterly reporting within last day of the month following quarter end. The report for the quarter ended December 31, 2023, was filed two (2) days late.	We recommend the Village submit all grant reporting on-time.	The Village is aware the report was submitted two days late as the Finance staff was going through an accounting software conversion and had multiple vacant positions. There was no non-compliance as a result and as of today, all subsequent reports have been submitted on time.
Mgmt Letter	2023-02	Journals posted during audit process.		As the result of the software conversion, many journal entries were required during the audit process.	The Village made several entries after the audit began.	This resulted in unbalanced funds and confusion with many large differences being noted and an extended closeout process.	Routinely, we would recommend that the Village cease to post entries once the audit has begun and wait until the end of the audit so to prevent future confusion. However, once these software issues were resolved, this likely won't be an issue in the future.	The Village believes these software issues are resolved and future audits will not include significant adjustment entries.
Mgmt Letter	2025-001	Timing of Grant funds recognition.	Generally accepted accounting principles ("GAAP"), as promulgated by the Governmental Accounting Standards Board ("GASB"), require that financial statements present fairly, in all material respects, the financial position, changes in financial position, and, where applicable, cash flows in conformity with GAAP. GASB Statement No. 100 requires correction of material errors to be reported as prior period adjustments and fully disclosed in the notes to the financial statements. Additionally, internal controls should be in place to ensure that significant accounting errors are prevented or detected and corrected in a timely manner.	During the audit of the financial statements ended September 30, 2025, an error was identified in the recognition of grant revenues and prepaids in the prior years related to the American Rescue Plan Act ("ARPA"). Specifically, the Village recognized the grant funds received as revenue when received in fiscal year 2022 before all eligibility requirements had been met. In addition, the Village recorded prepaid amounts which should have been expensed during the year.	Due to the complex nature of the transaction and reliance on common industry practice, the incorrect accounting standards were applied.	The financial statements for the year ended September 30, 2024, materially understated liabilities by $10,000,000, overstated assets by $130,501 which resulted in an overstatement of net position by $10,130,501.	Given the complexity and first-time implementation of the American Rescue Plan Act ("ARPA") and COVID-related federal grants, we recommend that the Village strengthen controls surrounding the accounting and reporting of these federal grant transactions. For first-time recipients, enhanced procedures and oversight are especially important to ensure proper compliance and accurate financial reporting.	To prevent similar issues in the future, management has enhanced its year-end financial reporting review procedures, including additional review of grant agreements, eligibility requirements, deferred inflows of resources, and prepaid expenditure classifications. Management believes these procedures will strengthen financial reporting and help ensure continued compliance with applicable GASB standards.

The following attachment is not a PDF, so a link to the native file format is being provided instead:

2 2025 ACFR Final _003_.pdf (LINK)

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Resolution No. 2026-12 Conservation Easement "Swap" for West Bay Club.

Motion to adopt Resolution No. 2026-12

Background:

The West Bay community is a large 863-acre residential golf course development located at the end of Williams Road off US 41. The property was rezoned in 1996 by Lee County for 1,121 units, later reduced to 1,016 units.

A conservation easement was granted in favor of the County in association with zoning Resolution Z-96-005. The easement was recorded on April 30, 1998, prior to the Village's incorporation in 2014.

The conservation easement is a legal agreement that protects land which has environmental value, including wetlands and uplands, habitat for bald eagles and gopher tortoises, and coastal scrub areas with "rare and unique" vegetation including protected plants and species. There are 9 areas that were placed under conservation easements in West Bay.

Upon incorporation by the Village, the easement now runs in favor of the Village, not the County. It should be noted that the South Florida Water Management District and Florida Fish and Wildlife Conservation Commission ("FWC") are third party beneficiaries of the easement.

As the easement now runs in favor of the Village, modifications are subject to review and approval by the Village.

Description:

West Bay Club is requesting the Village release 2.5 acres from Conservation Area 2 (adjacent to the golf driving range and chipping and putting area) in exchange for the addition of 1.57 acres to Conservation Area 3 and 2.14 acres to Conservation Area 4 (3.71 total new acres). The length of the driving range is proposed to be increased from 250 to 300 yards for safety reasons and to meet industry standards. The applicant states in their attached letter that there is a safety concern as explained in the excerpt below:

> This conservation easement amendment is needed to address public safety concerns with the West Bay Club golf course. The driving range was made two-sided and totals less than 250 yards in length, which was adequate over 25 years ago when the course was constructed. Now, the improved technology, improved strength and fitness of golfers, and improved golf balls, a 250-yard tee shot, is commonplace. As such, there have been multiple instances of golfers reporting nearly being hit by golf balls driven from the opposite side of the range. Similarly, the short game practice area is wedged into a space containing the cart path to the first tee and the practice putting green. Chip shots pitches, and sand shots can be erratic at any level, and West Bay Club has experienced countless near misses and some hits in the area. As such, the driving range and short-range areas need to be expanded to eliminate an increasingly dangerous situation.

The industry standard for a golf driving range is 300-330 yards in depth. Staff conducted a site check with the applicant's environmental consultant and observed numerous golf balls in the conservation areas adjacent to the driving range and short range.

To make up for the loss of 2.5 acres, two new areas will be added in other locations in West Bay to total 3.71 acres, a net increase of 1.21 acres, as shown on the attached map. The areas are equivalent in environmental value.

Action Requested:

Motion to adopt Resolution No. 2026-12

Process and Timeline:

A workshop was held on June 3, 2026. Approval of this "Swap" will allow West Bay Club to expand the driving range prior to "season".

Financial Impact:

No financial impact

Prepared by: **Mary Gibbs**

Attachments:

1. Resolution No. 2026-12
2. West Bay Club Letter of Explanation
3. Photos
4. Applicant's Information

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2026-12

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING THE RELEASE OF PORTIONS OF TWO CONSERVATION EASEMENTS LOCATED AT WEST BAY CLUB, AND ACCEPTANCE OF TWO ALTERNATE CONSERVATION EASEMENTS ALSO LOCATED AT WEST BAY CLUB, ALL OF WHICH ARE MORE PARTICUARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN, AS CONSTITUTING AN EASEMENT "SWAP" FOR WEST BAY CLUB COMMUNITY ASSOCIATION, INC.; AND WEST BAY GOLF CLUB, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Bay Community Association and the West Bay Golf Club, Inc. have requested approval for the Village to release portions of two conservation easements and grant the Village two alternative conservation easements (the "Swap") for particular parcels located within West Bay, located generally around 4606 West Bay Boulevard, Estero, FL; and

WHEREAS, the original West Bay Club rezoning (formerly known as Estero Pointe) was approved by Lee County via Resolution Z-96-005, and amended by Lee County Resolution Z-05-010, and further amended by Estero Village Council Ordinance 2021-12; and

WHEREAS, as part of the rezoning as described in Resolution Z-96-005, a conservation easement was required and granted in favor of Lee County. The conservation easement was recorded on April 30, 1998, prior to the Village's incorporation in 2014; and

WHEREAS, pursuant to § 704.06, Fla. Stat., which provides that "conservation easements shall run with the land and be binding on all subsequent owners of the servient estate … [and] may be released by the holder of the easement to the holder of the fee even though the holder of the fee may not be a governmental body or a charitable corporation or trust"; and

WHEREAS, upon the Village's incorporation in 2014, the certain conservation easement granted to Lee County via Resolution Z-96-005, which runs with the land, transferred favor to the Village; and

WHEREAS, the Village has the authority to release the conservation easement granted to it by virtue of Resolution Z-96-005; and

WHEREAS, West Bay Golf Club, Inc., due to public safety concerns relative to the length, configuration, and layout of its golf course driving range and short-game area, desires to expand the area by removing two parcels from the conservation easement; and

WHEREAS, two new areas will be added to the conservation easement for a total of 3.71 new acres of conservation area, in exchange for the release of the 2.5 acres of conservation area currently subject to the easement at issue, all more particularly described in **"Exhibit A"**, for a net increase of 1.21 acres to the overall conservation area in favor of the Village; and

WHEREAS, the Swap will not affect wetlands and will result in equivalent environmental habitat value.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida that:

Section 1. The above "whereas" clauses are hereby incorporate and adopted herein.

Section 2. The Village Council hereby releases portions of two conservation easements and accepts two alternative conservation easements, approving the Conservation Easement "Swap" in West Bay Club.

Section 3. All covenants and conditions contained in this Resolution shall be binding upon and shall run with the land.

Section 4. If any section, subsection, paragraph, sentence, clause, or phrase in this Resolution is held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions of this Resolution.

Section 5. A section or provision in any other Resolution adopted by the Village or Lee County concerning the subject matter herein that conflicts with the provisions of this Resolution are hereby superseded.

Section 6. This Resolution shall take effect immediately upon adoption.

Section 7. Exhibits

The following exhibits are attached to this Resolution and incorporated by reference:

Exhibit A Conservation Easement Legal Description of parcels to be added and parcels to be removed.

Exhibit B Project Location Map showing release parcels and added parcels.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on this _____ day of _____, 2026.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Joanne Ribble, Mayor

Exhibit A

HALEY WARD®
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
ADDITIONAL PARCEL A (CONSERVATON EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An easement area abutting the northerly line of *TRACT C-6 – CONSERVATION EASEMENT – AREA NO. 3*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at 4" x 4" concrete monument (PRM PLS 4446), as depicted on said plat of West Bay Club, on the south line of the northwest quarter of said Section 5, Township 47 South, Range 25 East; thence, S89°07'45"W, along the south line of the northwest quarter of Section 5, for 771.34 feet to the west corner of said *TRACT C-6 – CONSERVATION EASEMENT – AREA NO. 3*; thence, N65°16'29"E along the north line of said *Tract C-6 Conservation Easement Area No. 3*, for 16.84 feet, to the **Point of Beginning**; thence, leaving said north line of *Tract C-6 Conservation Easement Area No 3.* and along the following courses, N10°56'01"E for 15.67 feet; N03°10'45"E for 26.58 feet; N14°57'21"E for 1.89 feet; N67°09'36"E for 24.86 feet; N08°26'25"W for 13.15 feet; thence, along a **non-tangent** curve to the left with a radius of 65.98 feet and a central angle of 18°13'38", for 20.99 feet, said curve being further defined by a long chord bearing N7416'17"E a distance of 20.90 feet; thence, N65°09'28"E for 30.53 feet; thence, along a curve to the right with a radius of 681.90 feet and a central angle of 07°01'19", for 83.57 feet; thence, N72°10'46"E for 22.99 feet; thence along a curve to the left with a radius of 167.05 feet and a central angle of 27°35'07", for 167.05 feet; thence, along a reverse curve to the right with a radius of 49.72 feet and a central angle of 28°08'13", for 24.42 feet; thence, N72°43'52"E for 56.78 feet; thence, along a curve to the left with a radius of 104.25 feet and a central angle of 11°05'35", for 20.18 feet; thence, N61d38'17"E for 16.41 feet; thence, along a curve to the right with a radius of 354.23 feet and a central angle of 07°54'03", for 48.85 feet; thence N69°32'20"E for 68.58 feet; thence, along a curve to the left with a radius of 79.53 feet and a central angle of 22°34'06", for 31.32 feet; thence along a reverse curve to the right with a radius of 95.75 feet and a central angle of 09°57'18", for 16.64 feet; thence, N56°55'32"E for 92.50 feet; thence, along a curve to the right with a radius of 55.75 feet and a central angle of 35°39'48", for 34.70 feet; thence, along a reverse curve to the left with a radius of 103.06 feet and a central angle of 38°43'03", for 69.65 feet; thence along a compound curve to the left with a radius of 3,119.13 feet and a central angle of 01°55'55", for 105.18 feet; thence, along a reverse curve to the right with a radius of 95.30 feet and a central angle of 32°32'08", for 54.12 feet; thence, N84°28'30"E for 39.49 feet; thence, along a curve to the left with a radius of 69.09 feet and a central angle of 48°56'34", for 59.02 feet; thence, along a reverse curve to the right with a radius of 31.99 feet and a central angle of 48°45'34", for 31.99 feet;

13041 McGregor Boulevard, Fort Myers, FL 33919
T: 239.481.1331 | HALEYWARD.COM

thence, along a reverse curve to the left with a radius of 408.58 feet and a central angle of 18°15'06", for 130.15 feet; thence, along a compound curve to the left with a radius of 97.13 feet and a central angle of 14°21'38", for 24.34 feet; thence, N51°40'46"E for 22.46 feet; thence, along a curve to the right with a radius of 325.23 feet and a central angle of 13°42'03", for 77.77 feet; thence, N65°22'50"E for 87.37 feet; thence, along a curve to the right with a radius of 330.77 feet and a central angle of 10°16'29", for 59.32 feet; thence, S14°20'41"E for 8.15 feet to a point on the north line of said *Tract C-6 Conservation Easement Area No. 3*; thence, S12°35'25"W, along the north line of said *Tract C-6 Conservation Easement Area No. 3*, for 50.68 feet; thence, S65°16'29"W, along said north line of *Tract C-6 Conservation Easement Area No. 3*, for 1,403.22 feet to the **Point of Beginning**.

The above-described easement area encompasses 68,325 sq. ft. (1.57 acres), more or less.

Bearings described herein refer to Grid North, Florida West Zone (0902), Reference Frame: NAD 83 (2011) with the south line of the northwest quarter of Section 5 bearing S89°07'45"W.

Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

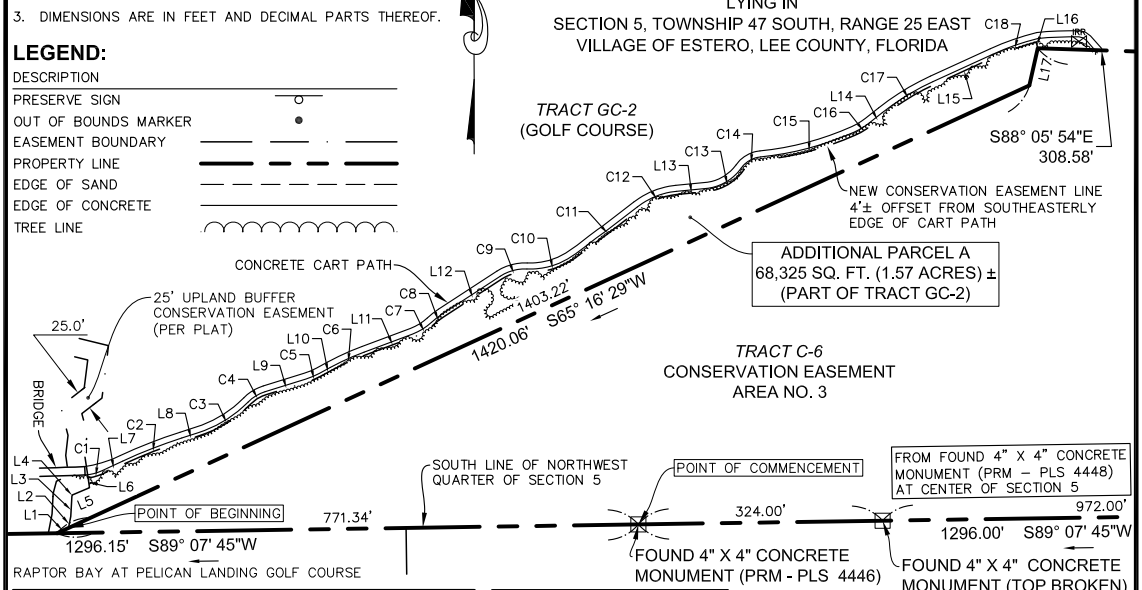
NOTES:

1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) – REFERENCE FRAME: NAD 83 (2011) WITH THE SOUTH LINE OF TRACT C–6 – CONSERVATION EASEMENT – AREA NO. 3 (ALSO BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5) BEARING S89°07'45"W.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

LEGEND:

DESCRIPTION	
PRESERVE SIGN	o
OUT OF BOUNDS MARKER	•
EASEMENT BOUNDARY	
PROPERTY LINE	
EDGE OF SAND	
EDGE OF CONCRETE	
TREE LINE	

SKETCH TO ACCOMPANY DESCRIPTION
OF
PROPOSED ADDITIONAL PARCEL A
ADJOINING CONSERVATION EASEMENT TRACT C-6 - AREA NO. 3
ACCORDING TO PLAT OF
WEST BAY CLUB
AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	65.98'	20.99'	18°13'38"	N74°16'17"E	20.90'
C2	681.90'	83.57'	7°01'19"	N68°40'07"E	83.52'
C3	167.05'	80.43'	27°35'07"	N58°23'13"E	79.65'
C4	49.72'	24.42'	28°08'13"	N58°39'46"E	24.17'
C5	104.25'	20.18'	11°05'35"	N67°11'05"E	20.15'
C6	354.23'	48.85'	7°54'03"	N65°35'18"E	48.81'
C7	79.53'	31.32'	22°34'06"	N58°15'17"E	31.12'
C8	95.75'	16.64'	9°57'18"	N51°56'53"E	16.62'
C9	55.75'	34.70'	35°39'48"	N74°45'27"E	34.14'
C10	103.06'	69.65'	38°43'03"	N73°13'49"E	68.33'
C11	3119.13'	105.18'	1°55'55"	N52°54'20"E	105.17'
C12	95.30'	54.12'	32°32'08"	N68°12'26"E	53.39'
C13	69.09'	59.02'	48°56'34"	N60°00'13"E	57.24'
C14	31.99'	27.23'	48°45'34"	N59°54'43"E	26.41'
C15	408.58'	130.15'	18°15'06"	N75°09'57"E	129.60'
C16	97.13'	24.34'	14°21'38"	N58°51'35"E	24.28'
C17	325.23'	77.77'	13°42'03"	N58°31'48"E	77.59'
C18	330.77'	59.32'	10°16'29"	N70°31'04"E	59.24'

Line Table		
Line #	Direction	Length
L1	N65° 16' 29"E	16.84
L2	N10° 56' 01"E	15.67
L3	N3° 10' 45"E	26.58
L4	N14° 57' 21"E	1.89
L5	N67° 09' 36"E	24.86
L6	N8° 26' 25"W	13.15
L7	N65° 09' 28"E	30.53
L8	N72° 10' 46"E	22.99
L9	N72° 43' 52"E	56.78
L10	N61° 38' 17"E	16.41
L11	N69° 32' 20"E	68.58
L12	N56° 55' 32"E	92.50
L13	N84° 28' 30"E	39.49
L14	N51° 40' 46"E	22.46
L15	N65° 22' 50"E	87.37
L16	S14° 20' 41"E	8.15
L17	S12° 35' 25"W	50.68

*****THIS IS NOT A SURVEY*****
(REFER TO PAGES 1 AND 2 FOR DESCRIPTION)

JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)

0 100 200

BY: MD/JWB	PAGE: 3 OF 3
DATE: 2026.06.24	
JN: 2012634.001	S.T.R NO. 05-47-25
SCALE: 1" = 200'	

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
CERTIFICATE OF AUTHORIZATION NO.
EB32664 & LB8267
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com

HALEY WARD®
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
ADDITIONAL PARCEL B (CONSERVATION EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An easement area abutting the northerly line of *TRACT C-3 – CONSERVATION EASEMENT – AREA NO. 4*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

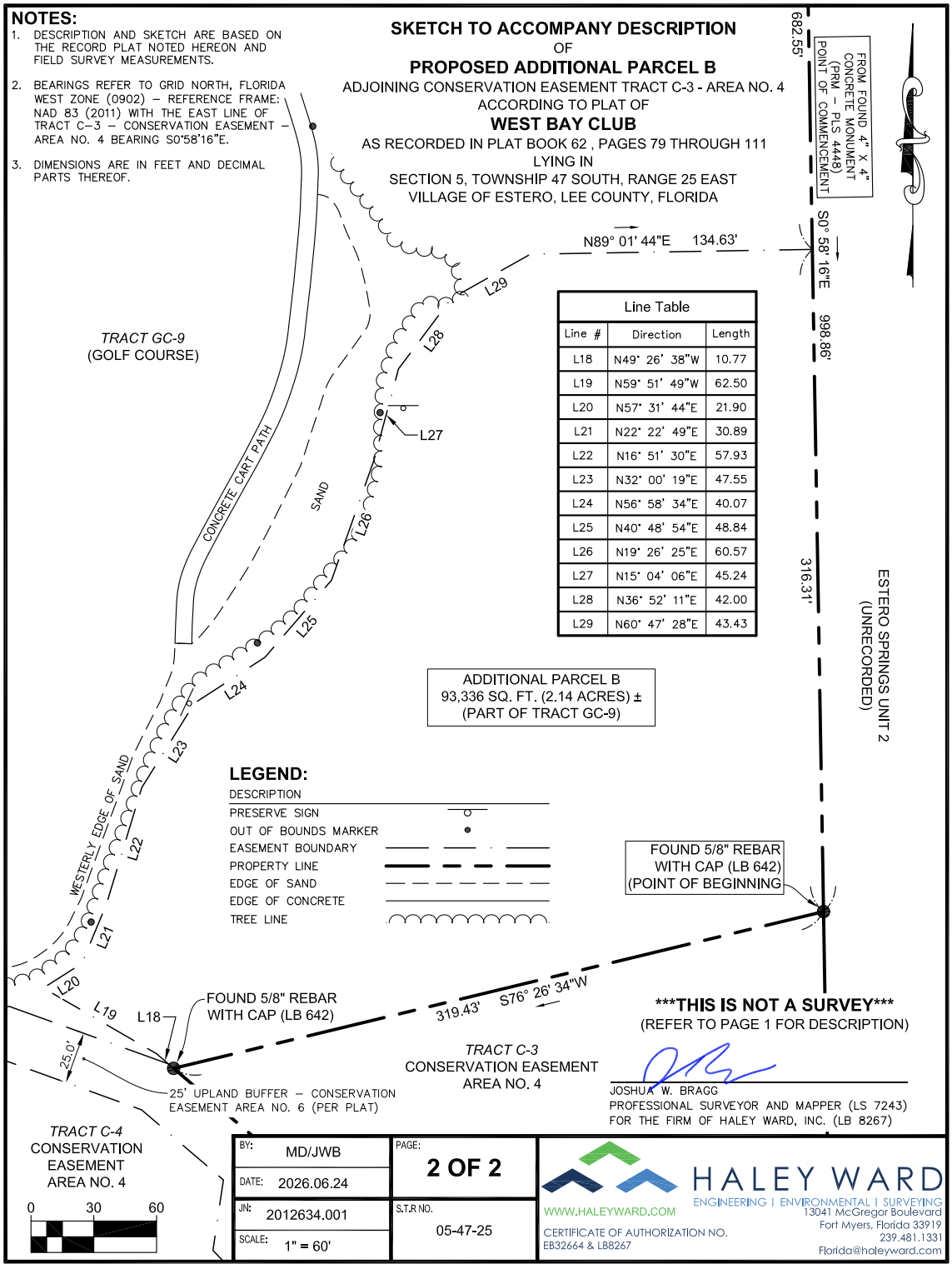
Commencing at a 4" x 4" concrete monument (PRM PLS 4448) at the northeast corner of *TRACT GC-9*, as depicted on said plat of West Bay Club; thence, S00°58'16"E, along the east line of said *TRACT GC-9*, for 998.86 feet to the northeast corner of said *TRACT C-3 - CONSERVATION EASEMENT - AREA NO. 4* and the **Point of Beginning** of the herein described easement area; thence, S76°26'34"W, along the northerly line of said *TRACT C-3 - CONSERVATION EASEMENT AREA - NO. 4*, for 319.43 feet; thence, leaving said TRACT C-3 - CONSERVATION EASEMENT AREA - NO. 4, and along the following courses: N49°26'38"W for 10.77 feet; N59°51'49"W for 62.50 feet; N57°31'44"E for 21.90 feet; N22°22'49"E for 30.89 feet; N16°51'30"E for 57.93 feet; N32°00'19"E for 47.55 feet; N56°58'34"E for 40.07 feet; N40°48'54"E for 48.84 feet; N19°26'25"E for 60.57 feet; N15°04'06"E for 45.24 feet; N36°52'11"E for 42.00 feet; N60°47'28"E for 43.43 feet; N89°01'44"E 134.63 feet to the **Point of Beginning**.

The above-described easement area encompasses 93,336 sq. ft. (2.14 acres), more or less.

Bearings described herein refer to Grid North, Florida West Zone (0902), Reference Frame: NAD 83 (2011) with the east line of *TRACT GC-9* and *TRACT C-3 - CONSERVATION EASEMENT AREA - NO. 4* bearing S00°58'16"E.

Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

13041 McGregor Boulevard, Fort Myers, FL 33919
T: 239.481.1331 | HALEYWARD.COM


NOTES:
1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) – REFERENCE FRAME: NAD 83 (2011) WITH THE EAST LINE OF TRACT C-3 – CONSERVATION EASEMENT – AREA NO. 4 BEARING S0°58'16"E.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
SKETCH TO ACCOMPANY DESCRIPTION
OF
PROPOSED ADDITIONAL PARCEL B
ADJOINING CONSERVATION EASEMENT TRACT C-3 - AREA NO. 4
ACCORDING TO PLAT OF
WEST BAY CLUB
AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA
682.55'
FROM FOUND 4" X 4" CONCRETE MONUMENT (PRM - PLS 4448) POINT OF COMMENCEMENT
N89° 01' 44"E 134.63'
S0° 58' 16"E
998.86'
316.31'
ESTERO SPRINGS UNIT 2 (UNRECORDED)
TRACT GC-9
(GOLF COURSE)
CONCRETE CART PATH
SAND
WESTERLY EDGE OF SAND
L18
L19
L20
L21
L22
L23
L24
L25
L26
L27
L28
L29
Line Table
Line # | Direction | Length
L18 | N49° 26' 38"W | 10.77
L19 | N59° 51' 49"W | 62.50
L20 | N57° 31' 44"E | 21.90
L21 | N22° 22' 49"E | 30.89
L22 | N16° 51' 30"E | 57.93
L23 | N32° 00' 19"E | 47.55
L24 | N56° 58' 34"E | 40.07
L25 | N40° 48' 54"E | 48.84
L26 | N19° 26' 25"E | 60.57
L27 | N15° 04' 06"E | 45.24
L28 | N36° 52' 11"E | 42.00
L29 | N60° 47' 28"E | 43.43
ADDITIONAL PARCEL B
93,336 SQ. FT. (2.14 ACRES) ±
(PART OF TRACT GC-9)
LEGEND:
DESCRIPTION
PRESERVE SIGN
OUT OF BOUNDS MARKER
EASEMENT BOUNDARY
PROPERTY LINE
EDGE OF SAND
EDGE OF CONCRETE
TREE LINE
FOUND 5/8" REBAR WITH CAP (LB 642) (POINT OF BEGINNING
FOUND 5/8" REBAR WITH CAP (LB 642)
319.43' S76° 26' 34"W
25.0'
25' UPLAND BUFFER – CONSERVATION EASEMENT AREA NO. 6 (PER PLAT)
TRACT C-3
CONSERVATION EASEMENT
AREA NO. 4
TRACT C-4
CONSERVATION EASEMENT
AREA NO. 4
THIS IS NOT A SURVEY
(REFER TO PAGE 1 FOR DESCRIPTION)
JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)
0 30 60
BY: MD/JWB
DATE: 2026.06.24
JN: 2012634.001
SCALE: 1" = 60'
PAGE: 2 OF 2
S.T.R NO. 05-47-25
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
CERTIFICATE OF AUTHORIZATION NO. EB32664 & LB8267
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
PROPOSED RELEASE PARCEL A (RELEASE OF CONSERVATION EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An area being part of *TRACT C-8 – CONSERVATION EASEMENT – AREA NO. 2*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at the northwest corner of *TRACT PR-1*, as depicted on said plat of West Bay Club; thence N51°37'27"E, along the northwesterly line of said *TRACT PR-1* for 84.43 feet, to the **Point of Beginning** of the herein described parcel; thence, leaving said *TRACT PR-1* and along the following courses: N42°41'07"W for 93.69 feet; N09°43'38"W for 51.19 feet; N35°18'26"E for 20.50 feet; N06°07'43"E for 41.90 feet; N24°35'54"W for 67.46 feet; N63°38'31"E for 235.95 feet; S52°27'44"E for 15.33 feet; S26°45'17"E for 68.19 feet; S39°40'42"E for 33.94 feet; S47°51'42"E for 75.84 feet, to the northeasterly corner of said *TRACT PR-1*; thence, S51°37'27"W, along the northwesterly line of said *TRACT PR-1*, for 316.65 feet, to the **Point of Beginning**.

The above-described released area encompasses 62,161 sq. ft. (1.43 acres), more or less.

Bearings described herein refer to plat of West Bay Club, which notes "The East Line of The Southwest Quarter (SW – 1/4) of section 32 to bear S00°56'02"E".

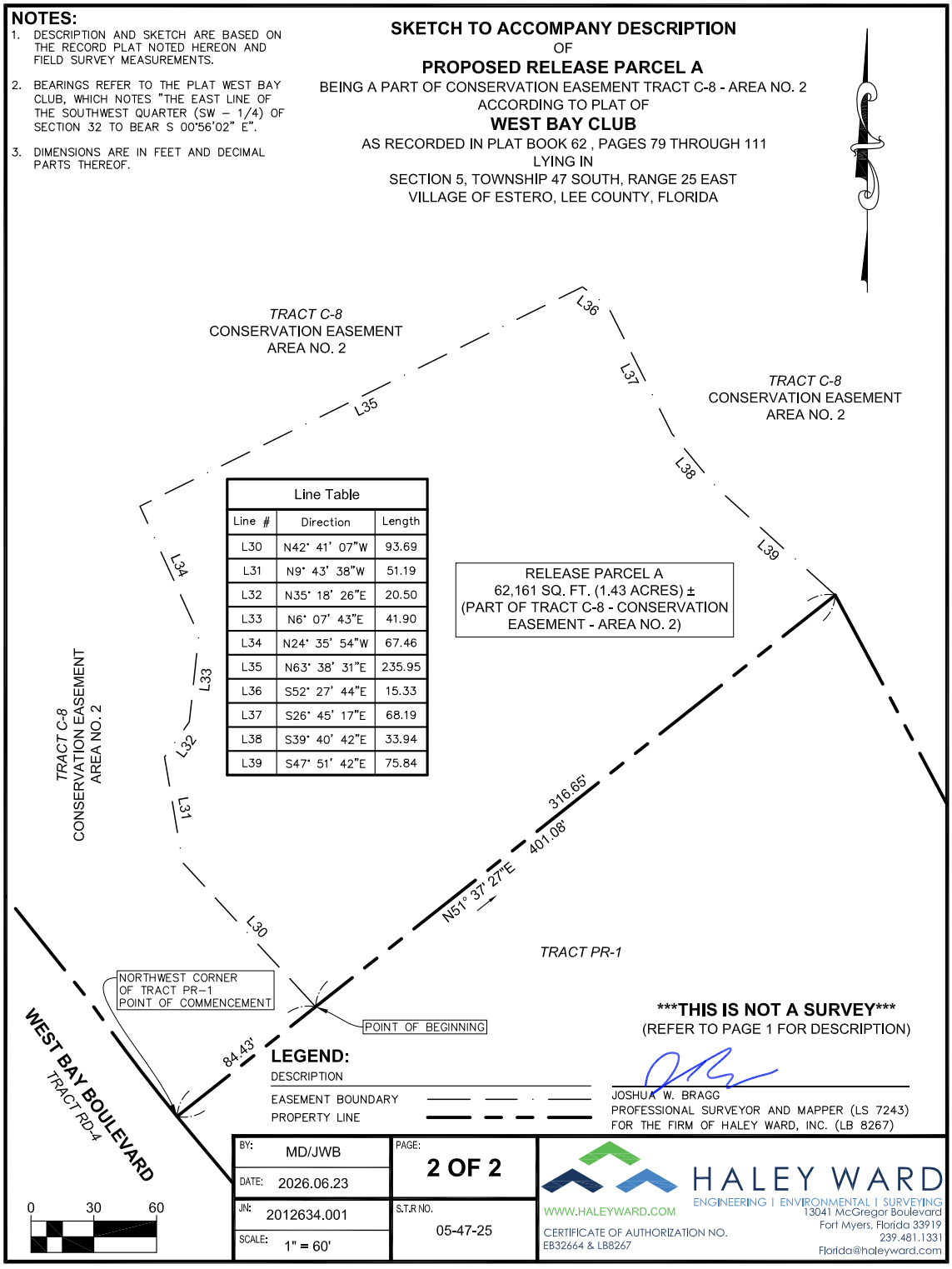
Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

13041 McGregor Boulevard, Fort Myers, FL 33919
T: 239.481.1331 | HALEYWARD.COM

NOTES:

1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO THE PLAT WEST BAY CLUB, WHICH NOTES "THE EAST LINE OF THE SOUTHWEST QUARTER (SW – 1/4) OF SECTION 32 TO BEAR S 00°56'02" E".
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

SKETCH TO ACCOMPANY DESCRIPTION
OF
PROPOSED RELEASE PARCEL A
BEING A PART OF CONSERVATION EASEMENT TRACT C-8 - AREA NO. 2
ACCORDING TO PLAT OF
WEST BAY CLUB
AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



Line Table		
Line #	Direction	Length
L30	N42° 41' 07"W	93.69
L31	N9° 43' 38"W	51.19
L32	N35° 18' 26"E	20.50
L33	N6° 07' 43"E	41.90
L34	N24° 35' 54"W	67.46
L35	N63° 38' 31"E	235.95
L36	S52° 27' 44"E	15.33
L37	S26° 45' 17"E	68.19
L38	S39° 40' 42"E	33.94
L39	S47° 51' 42"E	75.84

LEGEND:

DESCRIPTION

EASEMENT BOUNDARY

PROPERTY LINE

*****THIS IS NOT A SURVEY*****
(REFER TO PAGE 1 FOR DESCRIPTION)

JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)

BY: MD/JWB	PAGE: 2 OF 2
DATE: 2026.06.23	
JN: 2012634.001	S.T.R NO. 05-47-25
SCALE: 1" = 60'	

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
CERTIFICATE OF AUTHORIZATION NO.
EB32664 & LB8267
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
PROPOSED RELEASE PARCEL B (RELEASE OF CONSERVATION EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An area being part of *TRACT C-8 – CONSERVATION EASEMENT – AREA NO. 2*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at the southwest corner of *TRACT PR-1*, as depicted on said plat of West Bay Club; thence N61°05'53"E along the southeasterly line of said *Tract PR-1* and the northwesterly line of *Tract CC-1 (Golf Course)*, for 300.00 feet to the **Point of Beginning** of the herein described parcel; thence, N28°08'19"W, along the easterly line of said *TRACT PR-1*, for 225.00 feet; thence, leaving the easterly line of said *TRACT PR-1* and along the following courses: S42°55'52"E 127.39 feet; N69°19'51"E for 25.37 feet; N48°47'24"E for 48.56 feet; N71°32'08"E for 34.51 feet; S77°43'26"E for 38.26 feet; S59°43'33"E for 42.08 feet; S71°58'46"E for 37.25 feet; S51°41'46"E for 29.81 feet; S28°28'14"E for 30.92 feet; S13°15'33"E for 36.42 feet; S23°07'15"W for 26.09 feet; S11°56'48"W for 28.97 feet; S16°54'47"W for 58.89 feet; S16°31'44"W for 22.82 feet; S25°01'38"W for 9.87 feet; S32°30'38"W for 11.46 feet to a point on the northeasterly line of said *TRACT CC-1 (GOLF COURSE)*; thence, N57°29'22"W, along said northeasterly line of said *TRACT CC-1 (GOLF COURSE)*, for 212.35 feet, to the **Point of Beginning**.

The above-described released area encompasses 46,617 sq. ft. (1.07 acres), more or less.

Bearings described herein refer to plat of West Bay Club, which notes "The East Line of The Southwest Quarter (SW – 1/4) of section 32 to bear S00°56'02"E".

Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

13041 McGregor Boulevard, Fort Myers, FL 33919
T: 239.481.1331 | HALEYWARD.COM

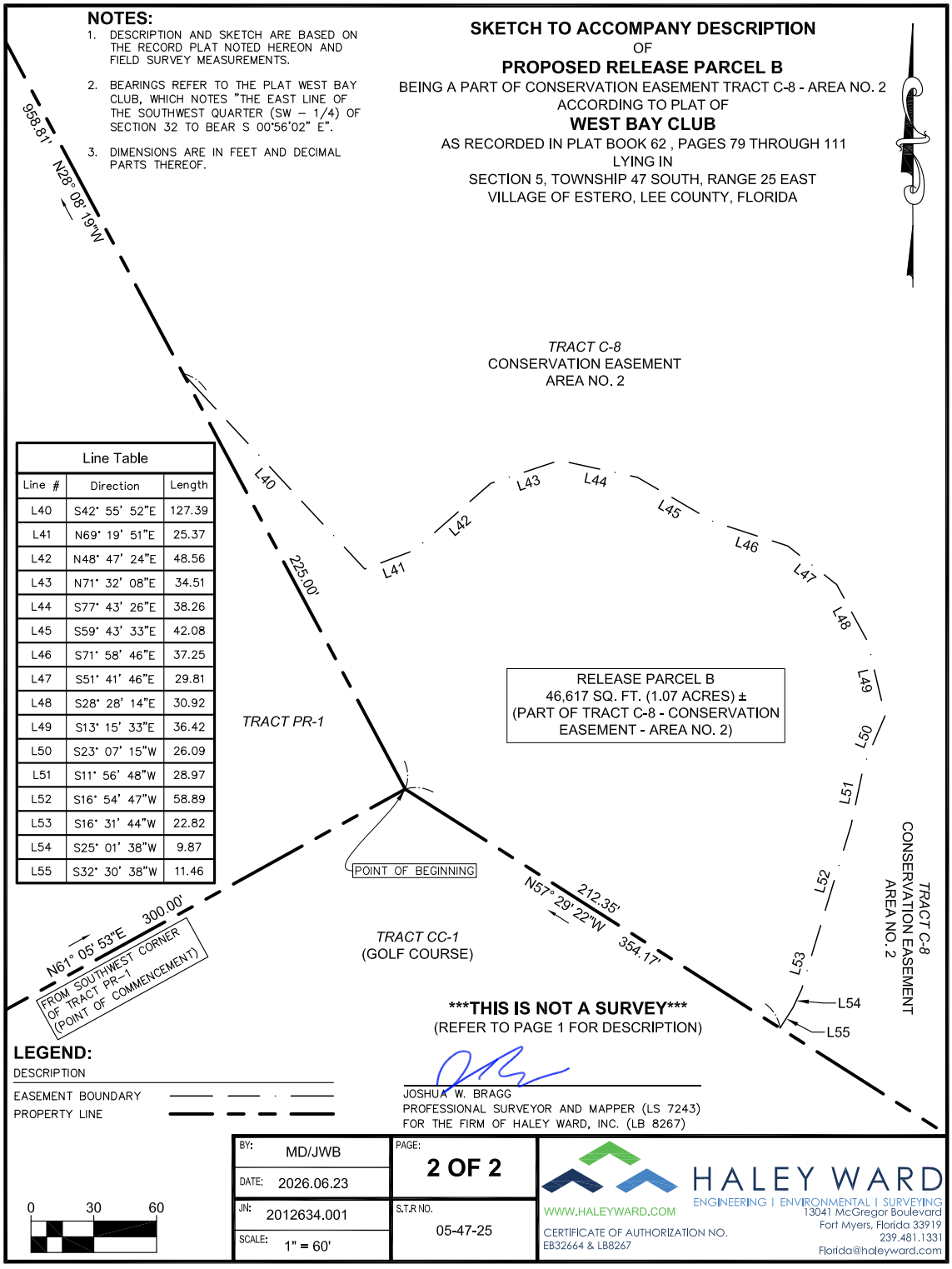

NOTES:
1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO THE PLAT WEST BAY CLUB, WHICH NOTES "THE EAST LINE OF THE SOUTHWEST QUARTER (SW – 1/4) OF SECTION 32 TO BEAR S 00°56'02" E".
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
SKETCH TO ACCOMPANY DESCRIPTION
OF
PROPOSED RELEASE PARCEL B
BEING A PART OF CONSERVATION EASEMENT TRACT C-8 - AREA NO. 2
ACCORDING TO PLAT OF
WEST BAY CLUB
AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA
958.81'
N28° 08' 19"W
TRACT C-8
CONSERVATION EASEMENT
AREA NO. 2
Line Table
Line # | Direction | Length
L40 | S42° 55' 52"E | 127.39
L41 | N69° 19' 51"E | 25.37
L42 | N48° 47' 24"E | 48.56
L43 | N71° 32' 08"E | 34.51
L44 | S77° 43' 26"E | 38.26
L45 | S59° 43' 33"E | 42.08
L46 | S71° 58' 46"E | 37.25
L47 | S51° 41' 46"E | 29.81
L48 | S28° 28' 14"E | 30.92
L49 | S13° 15' 33"E | 36.42
L50 | S23° 07' 15"W | 26.09
L51 | S11° 56' 48"W | 28.97
L52 | S16° 54' 47"W | 58.89
L53 | S16° 31' 44"W | 22.82
L54 | S25° 01' 38"W | 9.87
L55 | S32° 30' 38"W | 11.46
L40
L41
L42
L43
L44
L45
L46
L47
L48
L49
L50
L51
L52
L53
L54
L55
225.00'
TRACT PR-1
RELEASE PARCEL B
46,617 SQ. FT. (1.07 ACRES) ±
(PART OF TRACT C-8 - CONSERVATION EASEMENT - AREA NO. 2)
POINT OF BEGINNING
N57° 29' 22"W
212.35'
354.17'
TRACT CC-1
(GOLF COURSE)
N61° 05' 53"E
300.00'
FROM SOUTHWEST CORNER OF TRACT PR-1 (POINT OF COMMENCEMENT)
TRACT C-8
CONSERVATION EASEMENT
AREA NO. 2
THIS IS NOT A SURVEY
(REFER TO PAGE 1 FOR DESCRIPTION)
LEGEND:
DESCRIPTION
EASEMENT BOUNDARY
PROPERTY LINE
JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)
0 30 60
BY: MD/JWB
DATE: 2026.06.23
JN: 2012634.001
SCALE: 1" = 60'
PAGE: 2 OF 2
S.T.R NO. 05-47-25
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
CERTIFICATE OF AUTHORIZATION NO. EB32664 & LB8267
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com

Exhibit B

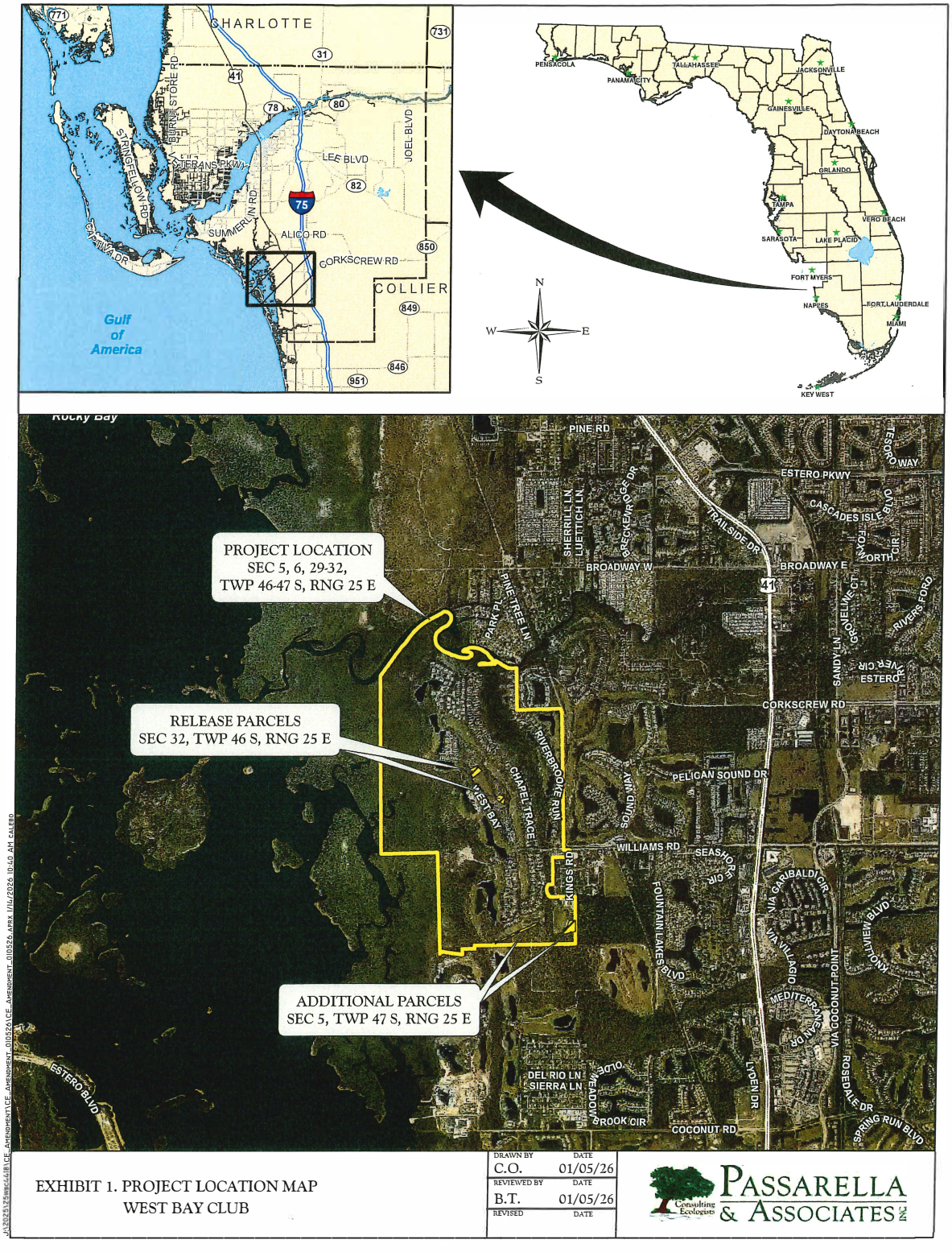


EXHIBIT 1. PROJECT LOCATION MAP
WEST BAY CLUB

DRAWN BY	DATE
C.O.	01/05/26
REVIEWED BY	DATE
B.T.	01/05/26
REVISED	DATE

PASSARELLA & ASSOCIATES INC

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

January 14, 2026

Ms. Mary Gibbs
Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

RE: Conservation Easement Amendment
West Bay Club
Project No. 25WBC4418

Dear Mary:

Per our meeting with Becky Sweigert and you on October 16, 2025, a conservation easement was granted to Lee County for West Bay Club in association with Lee County Zoning Resolution No. Z-96-005. The conservation easement was recorded on April 30, 1998, prior to the establishment of the Village of Estero (Village). As discussed, West Bay Club is seeking an amendment to the conservation easement.

This conservation easement amendment is needed to address public safety concerns with the West Bay Club golf course. The driving range was made two-sided and totals less than 250 yards in length, which was adequate over 25 years ago when the course was constructed. Now, with improved technology, improved strength and fitness of golfers, and improved golf balls, a 250-yard tee shot is commonplace. As such, there have been multiple instances of golfers reporting nearly being hit by golf balls driven from the opposite side of the range. Similarly, the short game practice area is wedged into a space containing the cart path to the first tee and the practice putting green. Chip shots, pitches, and sand shots can be erratic at any level, and West Bay Club has experienced countless near misses and some hits in this area. As such, the driving range and short-range areas need to be expanded to eliminate an increasingly dangerous situation.

West Bay Club is requesting to amend the conservation easement recorded on April 30, 1998, in which Lee County was the grantee. Specifically, this amendment requests the release of 2.50± acres from Conservation Area No. 2 (CA-2) to expand the golf course driving range to industry and safety standards. To offset the release, West Bay Club proposes adding 1.57± acres to CA-3 and 2.14± acres to CA-4, providing a net increase of 1.21± acres of lands in conservation easement.

Offices in Florida and South Carolina
13620 Metropolis Avenue • Suite 200 • Fort Myers, FL 33912 • Phone: (239) 274-0067 • Fax: (239) 274-0069
www.passarella.net

Specifically, this amendment request includes the following:

- Amend Conservation Easement Area No. CA-2 by releasing 1.43± acres (Release Parcel A) associated with the expansion of the driving range. This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats and lies north of the existing driving range that sits between West Bay Boulevard and Chapel Trace.

- Amend Conservation Easement Area No. CA-2 by releasing 1.07± acres (Release Parcel B) associated with the expansion of the chipping range. This area is composed of Palmetto Prairie and Upland Scrub/Pine and Hardwoods habitats and lies east of the existing driving range that sits between West Bay Boulevard and Chapel Trace.

- Amend Conservation Easement Area No. CA-3 by adding 1.57± acres (Additional Parcel A). This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats. It connects to the existing CA-3 to the south.

- Amend Conservation Easement Area No. CA-4 by adding 2.14± acres (Additional Parcel B). This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats. It lies south of Kings Road and connects to the existing CA-4 to the south.

The proposed new conservation lands will provide like-for-like habitat replacement for the released conservation area. The new conservation easement will be granted to the Village, with third-party enforcement rights to the Florida Fish and Wildlife Conservation Commission and the South Florida Water Management District.

To assist in your review of this proposed amendment, the items listed below are enclosed:

- Copy of Recorded Conservation Easement
- Proposed Conservation Easement Amendment Summary
- Aerial with Release Parcels (Figure 1)
- Aerial with Additional Parcels (Figure 2)

Upon authorization of the existing easement release, the new conservation easement will be recorded with the Village.

Should you have any questions or require additional information, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

PASSARELLA & ASSOCIATES, INC.

Kenneth Passarella
President

KP/nh

Enclosures

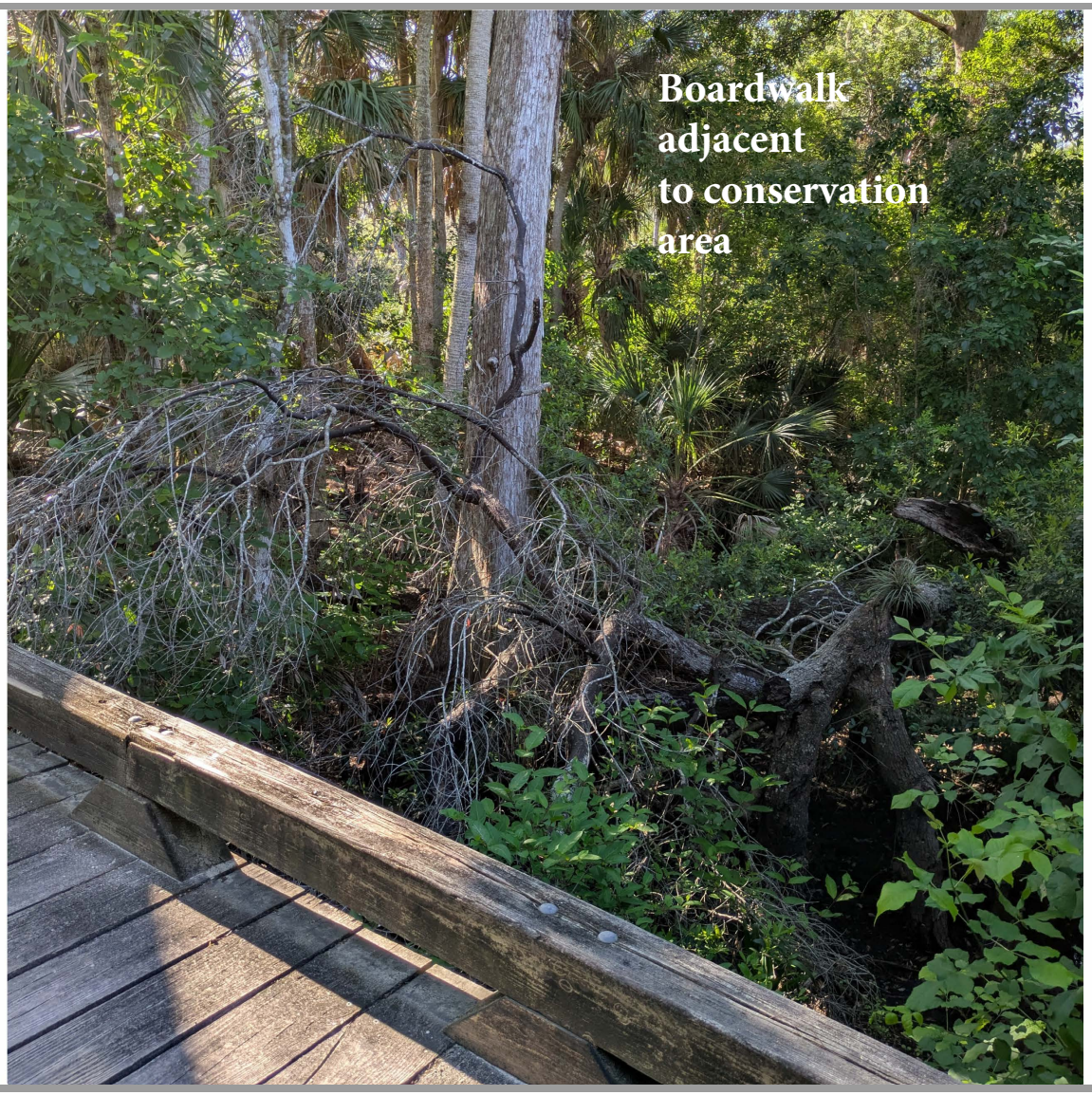
cc: Ken Kouril, w/enclosures
Daniel Oliverio, w/enclosures
Derek Vachon, w/enclosures
Neal Montgomery, w/enclosures


Golf Driving Range


Golf Balls in
Conservation
Easement


Short Range area


Signage in Preserve Areas
PRESERVE AREA BOUNDARY
THIS AREA SHALL NOT BE DISTURBED


Boardwalk
adjacent
to conservation
area

WEST BAY CLUB
PROPOSED CONSERVATION EASEMENT AMENDMENT SUMMARY

January 2026

INTRODUCTION

The following is provided as a summary of the lands proposed to be removed from the existing conservation easement and those lands proposed to be added to the conservation easement for West Bay Club (Project). The Project is located in Sections 29, 30, 31, and 32; Township 46 South; Range 25 East; and Sections 5 and 6; Township 47 South; Range 25 East; Lee County (Exhibit 1).

The applicant is seeking to amend the Project's previously recorded conservation easement associated with Lee County Zoning Resolution No. Z-96-005, South Florida Water Management District (SFWMD) Permit No. 36-03098-P, U.S. Army Corps of Engineers (COE) Permit No. 199503099 (IP-SA), and Florida Game and Fresh Water Fish Commission (now known as Florida Fish and Wildlife Service Conservation Commission (Commission)) Incidental Take Permit No. LEE-36. The proposed amendment consists of removing 2.50± acres of conservation area and adding 3.71± acres of conservation areas for a net increase of 1.21± acres to the overall conservation area.

The conservation easement amendment is needed to expand the golf course driving range and short-game areas due to public safety concerns. The driving range was made two-sided and totals less than 250 yards in length, which was adequate over 25 years ago when the course was constructed. Now, with improved technology, improved strength and fitness of golfers, and improved golf balls, a 250-yard tee shot is commonplace. As such, there have been multiple instances of golfers reporting nearly being hit by golf balls driven from the opposite side of the range. Similarly, the short game practice area is wedged into a space containing the cart path to the first tee and the practice putting green. Chip shots, pitches, and sand shots can be erratic at any level, and the Project has experienced countless near misses and some hits in this area. As such, driving range and short-range areas need to be expanded to eliminate an increasingly dangerous situation.

The following details the permit history of the site, the proposed conservation easement amendment, and the protected species survey conducted on the Project site.

PERMITTING HISTORY AND EXISTING CONSERVATION EASEMENT

The SFWMD issued Environmental Resource Permit No. 36-03098-P on February 13, 1997 for the development of a surface water management system to serve an 866.43± acre project containing a 446.78± acre residential and golf course development and a 447.24± acre mitigation area. Additionally, the COE issued permit No. 199503099 (IP-SA) on July 10, 1997, which authorized the impact of 7.63± acres of COE wetlands. The Commission issued gopher tortoise

(*Gopherus polyphemus*) Incidental Take Permit No. LEE-36 for the Project on June 20, 1997. As part of these permits, approximately 359.39 acres were placed under conservation easement.

These conservation areas for the Project consist of nine preserve areas that were placed under conservation easement granted to Lee County (Exhibit 2). For Conservation Areas Nos. 1 through 9 (CA-1 through CA-9), the SFWMD is a third-party beneficiary and has third-party enforcement rights; for CA-5 through CA-9, the COE is a third-party beneficiary and has third-party enforcement rights; and for CA-2, CA-3, and CA-4, the Commission is a third-party beneficiary and has third-party enforcement rights. Additionally, CA-2, CA-3, and CA-4 are designated as gopher tortoise and Curtiss' milkweed (*Asclepias curtissii*) preserve areas.

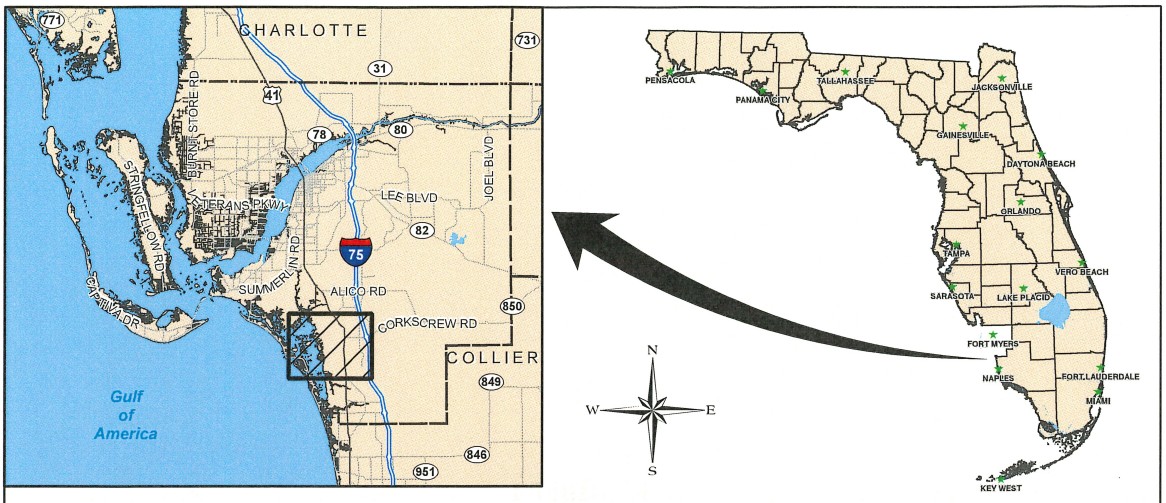
PROPOSED AMENDMENT

Two areas within CA-2, totaling 2.50± acres, are proposed to be removed from the conservation easement. CA-2 was granted to Lee County with third-party enforcement rights to the SFWMD and the Commission. CA-2 also serves as a designated gopher tortoise and Curtiss' milkweed preserve. The 2.50± acres proposed for removal are composed of upland Palmetto Prairie (Florida Land Use, Cover and Forms Classification System (FLUCFCS) Code 321); Pine Flatwoods (FLUCFCS Code 411); and Upland Scrub/Pine and Hardwoods (FLUCFCS Code 436) (Exhibit 3). No wetlands are located within CA-2.

To offset the loss associated with the removal of these areas, a like-for-like habitat exchange is proposed. Two areas on-site were identified, totaling 3.71± acres, that are composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitat types (Exhibit 4). These areas directly abut the existing CA-3 and CA-4, which are also designated gopher tortoise and Curtiss' milkweed preserve areas. As such, the addition of these 3.71± acres of upland preserve will result in a net increase of 1.21± acres of uplands within a conservation easement.

LISTED SPECIES

Passarella & Associates, Inc. conducted protected species surveys within the two areas to be removed from conservation, as well as the two areas to be added to conservation. The surveys were conducted on November 7 and December 19, 2025. During the species surveys, 22 gopher tortoise burrows were documented between the release and additional parcels. Additionally, multiple Northern needleleaf (*Tillandsia balbisiana*), cardinal airplant (*T. fasciculata*), and giant wild pine (*T. utriculata*) were observed on-site. The gopher tortoise is listed as threatened by the Commission. The cardinal airplant and giant wild pine are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS), while the Northern needleleaf is listed as threatened by the FDACS. An aerial with gopher tortoise locations is provided as Exhibit 5.



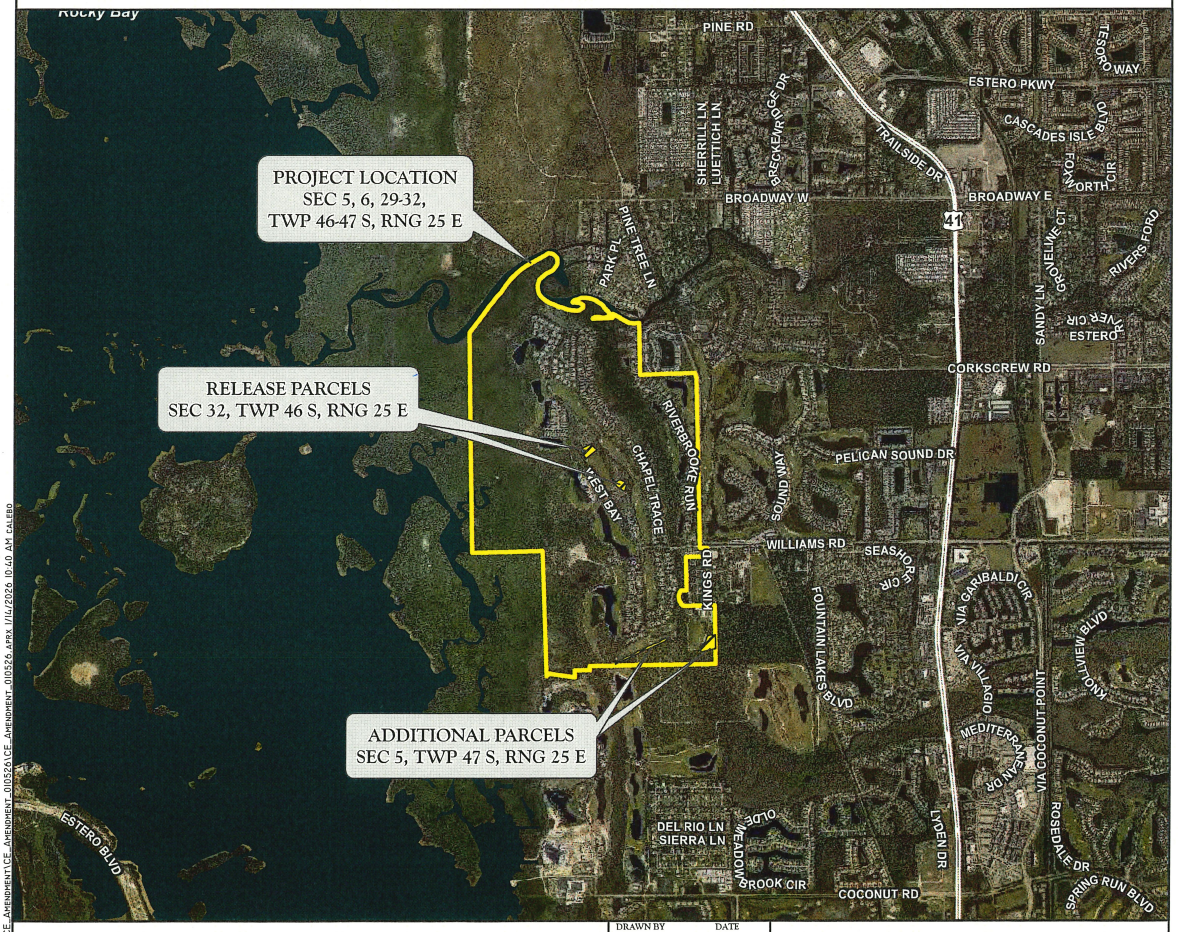


EXHIBIT 1. PROJECT LOCATION MAP
WEST BAY CLUB

DRAWN BY	DATE
C.O.	01/05/26
REVIEWED BY	DATE
B.T.	01/05/26
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2025\25wbc\Lu8\LCE_AMENDMENT\LCE_AMENDMENT_010526\LCE_AMENDMENT_010526.APRX 1/14/2026 10:40 AM CALEBO

EXHIBIT 1

PROJECT LOCATION MAP

EXHIBIT 2

AERIAL WITH CONSERVATION AREAS

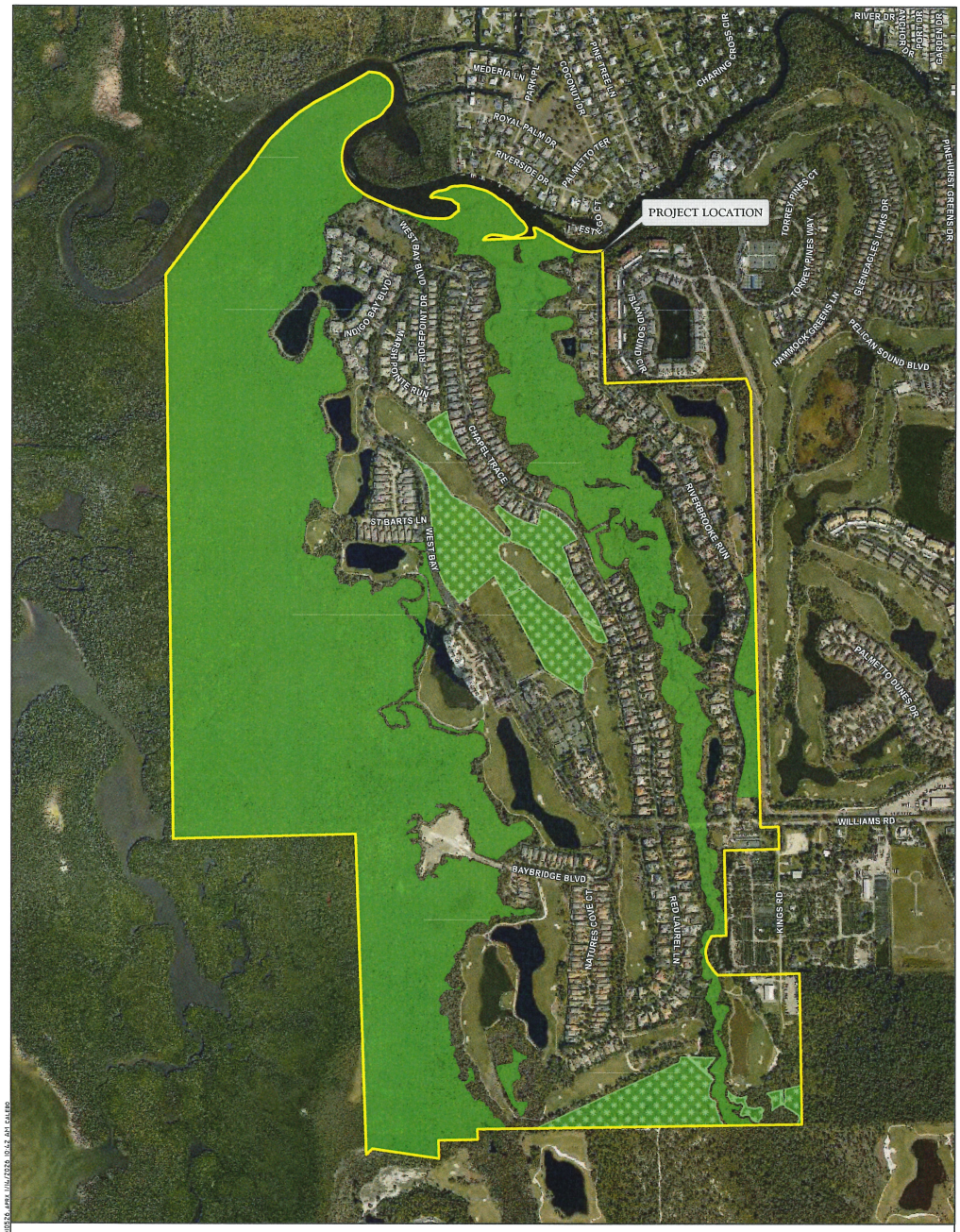

PROJECT LOCATION
MEDERIA LN
PARK PL
COCONUT DR
PINE TREE LN
CHARING CROSS DIR
ROYAL PALM DR
PALMETTO TER
RIVERSIDE DR
ESTATE GOLF CT
RIVER DR
PINEHURST GREENS DR
TORREY PINES CT
TORREY PINES WAY
GLENEAGLES LINKS DR
HAMMOCK GREENS LN
PELICAN SOUND BLVD
ISLAND OF SOUND DR
WEST BAY BLVD
INDIGO BAY BLVD
MARSH RIDGE RUN
MARSH WREN RUN
CHAPEL TRACE
ST BARTS LN
WEST BAY
RIVERBROOKE RUN
PALMETTO DUNES DR
WILLIAMS RD
BAYBRIDGE BLVD
NATURES COVE CT
RED LAUREL LN
KINGS RD
LEGEND
WEST BAY CLUB
CONSERVATION AREAS
GOPHER TORTOISE PRESERVE
N
W
E
S
0 400 800
Feet
NOTES:
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRY/STRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTION2WAERIAL -OUT_V-10.DWG DATED DECEMBER 18, 2025.
CONSERVATION AREAS AND GOPHER TORTOISE PRESERVE PER JOHNSON ENGINEERING DRAWING No. WEST BAY CLUB CONSERVATION.DWG DATED JUNE 20, 2025.
DRAWN BY C.O. DATE 01/06/25
REVISED BY B.T. DATE 01/06/25
REVISED DATE
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES INC
WEST BAY CLUB
AERIAL WITH CONSERVATION AREAS
DRAWING No. 25WBC4418
SHEET No. EXHIBIT 2

EXHIBIT 3

RELEASE PARCELS AERIAL WITH FLUCFCS MAP


RELEASE PARCEL A
436
(0.64 Ac.±)
411
(0.79 Ac.±)
RELEASE PARCEL B
436
(0.55 Ac.±)
321
(0.51 Ac.±)
WEST BAY
CHAPEL TRAIL
LEGEND
RELEASE PARCELS
N
W
E
S
0 100 200
Feet
NOTES
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRYSTRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTION2WAERIAL -out_V-10.DWG DATED DECEMBER 18 2025.
SURVEY AREAS PER FRYSTRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTION2WAERIAL -out_V-10.DWG DATED DECEMBER 18 2025.
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).
UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.
RELEASE PARCELS
FLUCFCS CODES
DESCRIPTION
ACREAGE
% OF TOTAL
321 PALMETTO PRAIRIE 0.51 Ac.± 20.4%
411 PINE FLATWOODS 0.79 Ac.± 31.6%
436 UPLAND SCRUB/PINE AND HARDWOODS 1.20 Ac.± 48.0%
TOTAL 2.50 Ac.± 100.0%
DRAWN BY P.F., W.C. 12/30/25
DESIGNED BY B.T. 12/30/25
REVIEWED BY B.T. 12/30/25
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES LLC
WEST BAY CLUB
RELEASE PARCELS
AERIAL WITH FLUCFCS MAP
25WBC4418
EXHIBIT 3

EXHIBIT 4

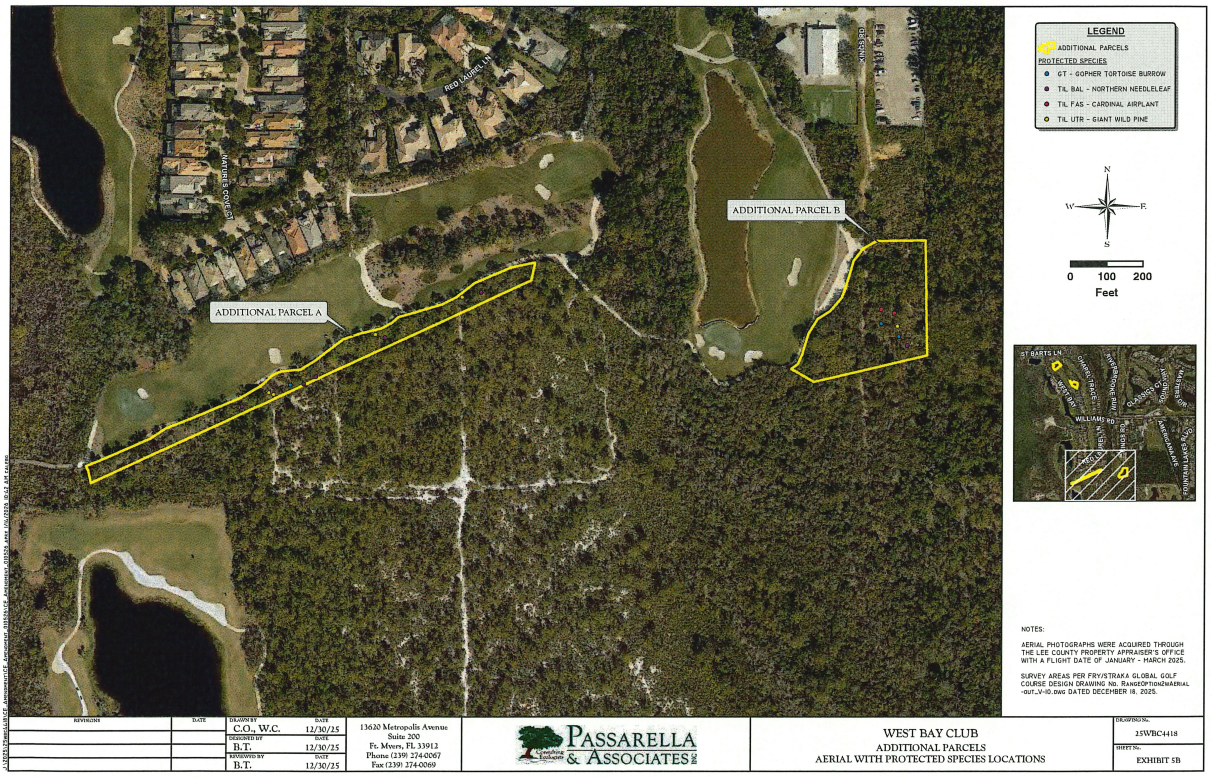
ADDITIONAL PARCELS AERIAL WITH FLUCFCS MAP


ADDITIONAL PARCELS
FLUCFCS CODES
DESCRIPTION
ACREAGE
% OF TOTAL
411 PINE FLATWOODS 2.61 Ac.± 70.4%
436 UPLAND SCRUB/PINE AND HARDWOODS 1.10 Ac.± 29.6%
TOTAL 3.71 Ac.± 100.0%
ADDITIONAL PARCEL A
ADDITIONAL PARCEL B
411 (0.76 Ac.±)
436 (0.44 Ac.±)
411 (0.37 Ac.±)
411 (1.48 Ac.±)
436 (0.66 Ac.±)
RED LAUREL LN
NATURES EDGE CT
LEGEND
ADDITIONAL PARCELS
N
W
E
S
0 100 200
Feet
ST BARTS LN
WILLIAMS RD
NOTES
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRY/STRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTION2WAERIAL -out_V-10.dwg DATED DECEMBER 18 2025.
SURVEY AREAS PER FRY/STRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTION2WAERIAL -out_V-10.dwg DATED DECEMBER 18 2025.
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).
UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.
REVISIONS
DATE
DRAWN BY H.H., W.C. DATE 12/30/25
DESIGNED BY B.T. DATE 12/30/25
REVIEWED BY B.T. DATE 12/30/25
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33913
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES, LLC
WEST BAY CLUB
ADDITIONAL PARCELS
AERIAL WITH FLUCFCS MAP
DRAWING No. 25WBC4418
SHEET No. EXHIBIT 4

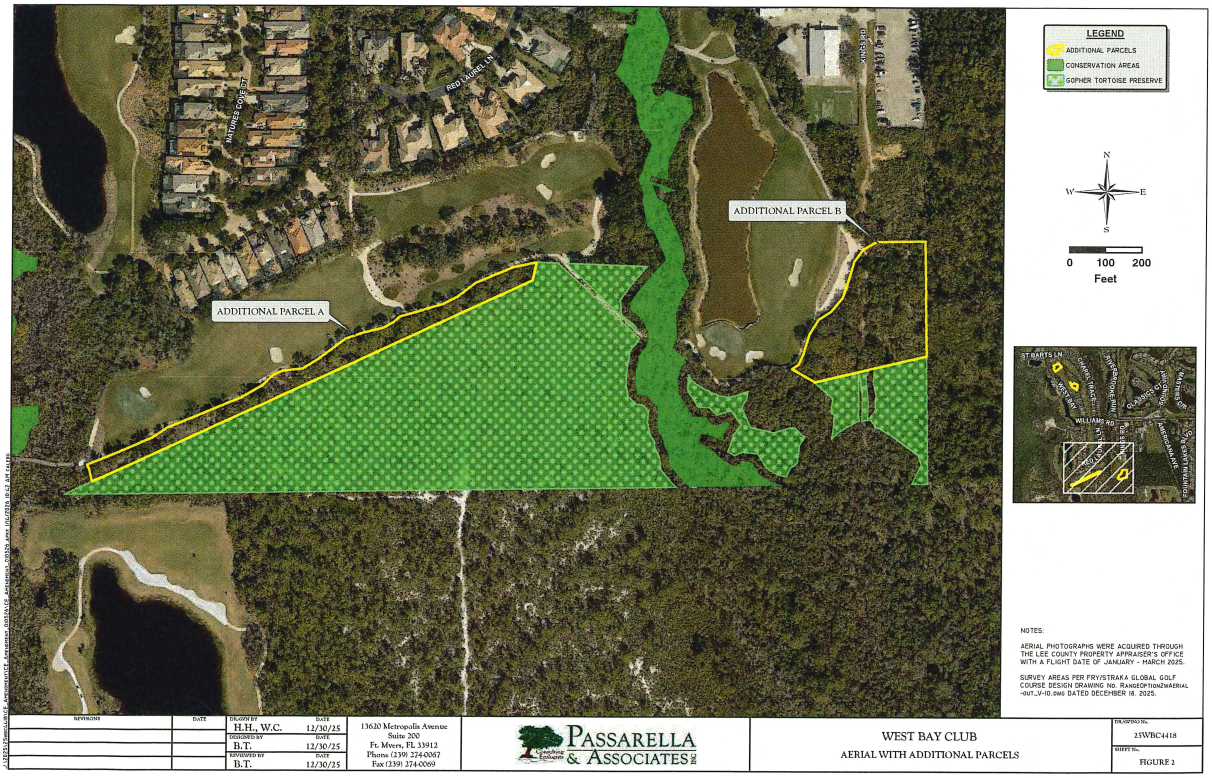
EXHIBIT 5

AERIAL WITH PROTECTED SPECIES LOCATIONS


RELEASE PARCEL A
RELEASE PARCEL B
WEST BAY
CHAPEL TRAIL
LEGEND
RELEASE PARCELS
PROTECTED SPECIES
GT - GOPHER TORTOISE BURROW
TX, BAL - NORTHERN NEEDLELEAF
N
W
E
S
0 100 200
Feet
NOTES:
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRY/STRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTIONZWAERIAL -out_V-10.DWG DATED DECEMBER 18, 2025.
REVISIONS
DATE
DRAWN BY C.O., W.C. 12/30/25
DESIGNED BY B.T. 12/30/25
REVIEWED BY B.T. 12/30/25
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES INC
WEST BAY CLUB
RELEASE PARCELS
AERIAL WITH PROTECTED SPECIES LOCATIONS
DRAWING No. 15WBC4418
SHEET No. EXHIBIT 5A


ADDITIONAL PARCEL A
ADDITIONAL PARCEL B
RED LABEL LN
HATTRIE COVE LN
LEGEND
ADDITIONAL PARCELS
PROTECTED SPECIES
GT - GOPHER TORTOISE BURROW
TIL BAL - NORTHERN NEEDLELEAF
TIL FAS - CARDINAL AIRPLANT
TIL UTR - GIANT WILD PINE
N
W
E
S
0 100 200
Feet
ST BARTS LN
WILLIAMS RD
NOTES:
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRY/STRAKA GLOBAL GOLF COURSE DESIGN DRAWING NO. RANGEOPTIONSAERIAL-OUT_V-10.DWG DATED DECEMBER 18, 2025.
REVISIONS
DATE
DRAWN BY C.O., W.C. 12/30/25
DESIGNED BY B.T. 12/30/25
REVIEWED BY B.T. 12/30/25
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES
WEST BAY CLUB
ADDITIONAL PARCELS
AERIAL WITH PROTECTED SPECIES LOCATIONS
DRAWING No. 25WBC4418
SHEET No. EXHIBIT 5B


RELEASE PARCEL A
RELEASE PARCEL B
STUARTS LN
WEST BAY
QUAIL'S TRACE
LEGEND
RELEASE PARCELS
CONSERVATION AREAS
GOPHER TORTOISE PRESERVE
N
W
E
S
0 100 200
Feet
NOTES:
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRYSTRAKA GLOBAL GOLF COURSE DESIGN DRAWING NO. RANGEOPTIONZMAERIAL -OUT_V-10.DWG DATED DECEMBER 18, 2025.
REVISIONS
DATE
DRAWN BY C.O., W.C. 12/30/25
DESIGNED BY B.T. 12/30/25
REVIEWED BY B.T. 12/30/25
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES INC
WEST BAY CLUB
AERIAL WITH RELEASE PARCELS
DRAWING No. 25WBC4418
SHEET No. FIGURE 1


ADDITIONAL PARCEL A
ADDITIONAL PARCEL B
WATUSES COURT
RED LAUREL LN
LEGEND
ADDITIONAL PARCELS
CONSERVATION AREAS
GOPHER TORTOISE PRESERVE
N
W
E
S
0 100 200
Feet
NOTES:
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.
SURVEY AREAS PER FRYSTRAKA GLOBAL GOLF COURSE DESIGN DRAWING No. RANGEOPTIONEWAERIAL -OUT_V-10.DWG DATED DECEMBER 18, 2025.
REVISIONS
DATE
DRAWN BY H.H., W.C. 12/30/25
DESIGNED BY B.T. 12/30/25
REVIEWED BY B.T. 12/30/25
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069
PASSARELLA & ASSOCIATES INC
WEST BAY CLUB
AERIAL WITH ADDITIONAL PARCELS
DRAWING No. 25WBC4418
SHEET No. FIGURE 2

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Resolution No. 2026-13 Adopting Updated Community Development Fees

Motion to adopt Resolution No. 2026-13.

Background:

Florida Statutes § 166.222 (Building code inspection fees) provides that the governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code. That same statute provides that a governing body of a municipality that issues building permits may charge a person only one search fee, in an amount commensurate with the research and time costs incurred by the governing body, for identifying building permits for each unit or subunit assigned by the governing body to a particular tax parcel identification number.

Florida Statutes § 553.80(1)(g) states that the governing body of a municipality may provide a schedule of fees, as authorized by Florida Statutes § 166.222 and this section, for the enforcement of the provisions of the Florida Building Code. This statute provides further that such fees shall be used solely for carrying out the municipality's responsibilities in enforcing the Florida Building Code.

Florida Statutes § 553.80(7)(a) provides that the building department permitting, inspection and enforcement fees, along with any fines or investment earnings related to the fees, may only be used for carrying out the municipality's responsibilities in enforcing the Florida Building Code. This statute further provides that when a municipality establishes its schedule of building fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities.

The statute also provides that any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the municipality, and that a municipality may not carry forward an amount exceeding the average of its operating budget (excluding reserve funds) for enforcing the Florida Building Code for the previous 4 fiscal years.

This statute further provides that the basis for a fee structure for allowable activities must relate to the level of service provided by the municipality, must include consideration for refunding fees due to reduced services based on "private provider" services provided to owners as authorized by Florida Statutes § 553.791, and that the fees charged must be consistently applied. Further, Florida Statutes § 553.80(7)(a)(4) requires a municipality to use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated from these sources are maintained and allocated or used solely for the purposes authorized by law.

Florida Statutes § 553.80(7)(a)(2) provides that a municipality must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses the municipality's building code enforcement agency. Florida Statutes § 553.80(7)(a)(3) provides that the following activities may not be funded with fees adopted for enforcing the Florida Building Code:

a. Planning and zoning or other general government activities.
b. Inspections of public buildings for a reduced fee or no fee.
c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.
d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code.

On September 17th 2025, and based on the statutory provisions as they then existed, the Village Council adopted Resolution 2025-20 establishing a Community Development fee schedule for building, planning, zoning, and land use applications. The building fee schedule adopted in 2025 was based, in part, on the value of the structure using a long-accepted valuation methodology issued by the International Code Council (ICC) called the Building Valuation Data tool (BVD).

In the 2026 legislative session, the Florida Legislature adopted and the Governor signed what is now Chapter Law 2026-63, effective July 1st 2026. This Chapter Law amended Florida Statutes § 553.791 (Alternative plans review and inspection), to provide, among other things, that a construction permit fee "must be based on the cost incurred by the local jurisdiction, including the labor cost of the personnel providing such services and the clerical and supervisory assistance required to comply with this section."

The statute provides (even before the Chapter Law) that where an owner or contractor retains a private provider for purposes of plans review or building inspection services for residential construction, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other

reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services.

The Chapter Law also amended the statute to provide that if an owner or contractor retains a private provider for purposes of plans review or building inspection services for a commercial construction project, "the local enforcement agency must reduce the permit fee by at least 25 percent of the portion of the permit fee attributable to plans review or building inspection services, as applicable, and that if the owner or contractor retains a private provider for all required plans review and building inspection services, the local enforcement agency must reduce the total permit fee by at least 50 percent of the amount otherwise charged for such services."

The changes in how local governments establish building fees adopted in Chapter Law 2026-63 resulted in the Village's inability to rely on the ICC's BVD tool, and have necessitated a specific Village study of its incurred costs associated with receipt and processing of the various types of building permit services the Village provides. That study has resulted in the development of the new fee schedule to be adopted by this Resolution.

Action Requested:

Motion to adopt Resolution No. 2026-13.

Process and Timeline:

If approved by Council, the Community Development Director and Finance staff will work with the Village's contracted building and planning services provider to update all applicable application forms, publish the new schedule, and implement the revised fees.

Financial Impact:

Adoption of the fee schedule is intended to prevent or at least minimize the need for the Village's general fund to supplement the operations of the Village's building permit and inspection functions so that those functions are primarily paid for by the applicants accessing those services.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Resolution No. 2026-13 (including incorporated fee schedule)

RESOLUTION NO. 2026-13

A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA, ESTABLISHING A NEW COMMUNITY DEVELOPMENT DEPARTMENT BUILDING FEE SCHEDULE; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes § 166.222 (*Building code inspection fees*) provides that the governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code; and

WHEREAS, that same statute provides that a governing body of a municipality that issues building permits may charge a person only one search fee, in an amount commensurate with the research and time costs incurred by the governing body, for identifying building permits for each unit or subunit assigned by the governing body to a particular tax parcel identification number; and

WHEREAS, Florida Statutes § 553.80(1)(g) provides that the governing body of a municipality may provide a schedule of fees, as authorized by Florida Statutes § 166.222 and this section, for the enforcement of the provisions of the Florida Building Code; and

WHEREAS, this statute provides further that such fees shall be used solely for carrying out the municipality's responsibilities in enforcing the Florida Building Code; and

WHEREAS, Florida Statutes § 553.80(7)(a) provides that the building department permitting, inspection and enforcement fees, along with any fines or investment earnings related to the fees, may only be used for carrying out the municipality's responsibilities in enforcing the Florida Building Code; and

WHEREAS, this statute further provides that when a municipality establishes its schedule of building fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities; and

WHEREAS, this statute further provides that any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the municipality, and that a municipality may not carry forward an amount exceeding the average of its operating budget (excluding reserve funds) for enforcing the Florida Building Code for the previous 4 fiscal years; and

WHEREAS, this statute further provides that the basis for a fee structure for allowable activities must relate to the level of service provided by the municipality, must include consideration for refunding fees due to reduced services based on "private provider" services provided to owners as authorized by Florida Statutes § 553.791, and that the fees charged must be consistently applied; and

WHEREAS, Florida Statutes § 553.80(7)(a)(4) requires a municipality to use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated from these sources are maintained and allocated or used solely for the purposes authorized by law; and

WHEREAS, Florida Statutes § 553.80(7)(a)(2) provides that a municipality must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses the municipality's building code enforcement agency (except that excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years), or for training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code; and

WHEREAS, Florida Statutes § 553.80(7)(a)(1) defines "enforcing the Florida Building Code" to include the direct costs and reasonable indirect costs associated with review of building plans, building inspections, re-inspections, and building permit processing; building code enforcement; fire inspections associated with new construction; training costs associated with the enforcement of the Florida Building Code; and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees; and

WHEREAS, Florida Statutes § 553.80(7)(a)(3) provides that the following activities may not be funded with fees adopted for enforcing the Florida Building Code:

a. Planning and zoning or other general government activities.
b. Inspections of public buildings for a reduced fee or no fee.
c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.
d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code;

and

WHEREAS, on September 17th 2025, and based on the statutory provisions as they then existed, the Village Council adopted Resolution 2025-20 establishing a Community Development fee schedule for building, planning, zoning, and land use applications; and

WHEREAS, the building fee schedule adopted in 2025 was based, in part, on the value of the structure using a long-accepted valuation methodology issued by the International Code Council (ICC) called the Building Valuation Data tool (BVD); and

WHEREAS, in the 2026 legislative session, the Florida Legislature adopted and the Governor signed what is now Chapter Law 2026-63, effective July 1st 2026; and

WHEREAS, this Chapter Law amended Florida Statutes § 553.791 (Alternative plans review and inspection), to provide, among other things, that a construction permit fee "must be

based on the cost incurred by the local jurisdiction, including the labor cost of the personnel providing such services and the clerical and supervisory assistance required to comply with this section"; and

WHEREAS, the statute provides that where an owner or contractor retains a private provider for purposes of plans review or building inspection services for residential construction, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services; and

WHEREAS, this Chapter Law also amended the statute to provide that if an owner or contractor retains a private provider for purposes of plans review or building inspection services for a commercial construction project, "the local enforcement agency must reduce the permit fee by at least 25 percent of the portion of the permit fee attributable to plans review or building inspection services, as applicable, and that if the owner or contractor retains a private provider for all required plans review and building inspection services, the local enforcement agency must reduce the total permit fee by at least 50 percent of the amount otherwise charged for such services"; and

WHEREAS, the changes in how local governments establish building fees adopted in Chapter Law 2026-63 have necessitated a specific Village study of its incurred costs associated with receipt and processing of the various types of building permit services the Village provides; and

WHEREAS, that study has resulted in the development of the new fee schedule to be adopted by this Resolution; and

WHEREAS, the Village Council, after having reviewed the statutory requirements set forth above, having been advised by the Village's professional management staff, and having been advised by its legal counsel, finds that the building fee schedule to be adopted by this Resolution complies with all statutory requirements and is necessary and reasonable to ensure the Village's building department functions are not subsidized by the Village's general fund; and

WHEREAS, the Village Council further finds that the building fee schedule adopted by this Resolution is in the best interests of the Village, its residents, property owners, and businesses.

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

Section 1. Establishment of Building Department Fee Schedule.

The Building Department Fee Schedule attached hereto as **Exhibit "A"** is hereby adopted as the Village of Estero's Building Department Fee Schedule.

Section 2. Fee Schedule Effective Date.

The fee schedule adopted herein shall become effective at 12:01 a.m. on Wednesday, **July 1st,**

2026. Any applications either pending on that date or thereafter submitted shall be subject to the new fee schedule. If the Village's contracted building department vendor cannot make the necessary adjustments to forms, websites and payment platforms to reflect the new fees adopted by this Resolution, the effective date will be determined by the Community Development Director as soon as the adjustments are completed.

Section 3. Annual Inspection Utilization Report.

Pursuant to Florida Statutes § 553.80(7)(b), the Village shall produce, annually update, and publish on its website an inspection utilization report. This report shall be prepared with content derived from relevant information available in the Village's most recently completed financial audit. The report shall be updated prior to making any adjustments to the fee schedule. The report shall include the detailed content set forth in Florida Statutes § 553.80(7)(b).

Section 4. Required Posting of Information.

As required by Florida Statutes § 166.222, the Village Manager shall ensure the permit and inspection fee schedules adopted by this Resolution, and the Village's building permit and utilization report required by Florida Statutes § 553.80(7), are posted on the Village's website.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 2nd day of July, 2026.

Attest:

_____
Joanne Ribble, Mayor

_____
Carol Sacco, Village Clerk

Exhibit "A"

Building Department Fee Schedule (Revised July 2, 2026)

Impact Fees Not Included
Fire Fees Not Included

COMMERCIAL	Fee ($)
Commercial Accessory	$1.05 per sq. ft.
Commercial Accessory – Prefab	200
Commercial Awning/Window/Door (per building)	750
Commercial Building	$1.32 per sq. ft
Commercial Demolition Complete Structure	250
Commercial Electric	250
Commercial Fence or Wall	300
Commercial HVAC / Mechanical	300
Commercial Interior Renovation/Alteration/Remodel	$0.96 per sq. ft
Commercial Multifamily	$0.80 per sq. ft
Commercial Natural Gas Lines/Tank/Generator	400
Commercial Reroof	300
Commercial Shutters With or Without Electric	300
Commercial Walk-In Cooler	250
Concrete Restoration	250
Construction Trailer/Office	400
Dumpster Slab and Enclosure	300
Floodplain Review[1]	75
Foundation Only	$0.33 per sq. ft
Hood	300
Low Voltage	150
Miscellaneous Commercial Plumbing/Gas	325
Pier/Boathouse/Davit	600
Pool Renovation	300
Pool With or Without Spa	600
Seawall New & Repair	600
Shell Building	$1.06 per sq. ft
Sign – Monument (Per Sign)	500
Sign – Wall (Per Sign)	300
Site Lighting	300
Structure Moving	500
Zoning Review[2]	75

[1] Review for compliance with floodplain regulations of the Land Development Code
[2] Review for compliance with Land Development Code

RESIDENTIAL	Fee ($)
Floodplain Review[1]	75
Garage Door Replacement	150
Hot Tub/Spa (Stand Alone Not Part of Pool)	150
Low Voltage	150
Miscellaneous Residential Electric/Service Change	225
Miscellaneous Residential Plumbing/Gas	225
Mobile/Manufactured Home	400
Photovoltaic	200
Pier/Boathouse/Davit	600
Pool / Screen Enclosure	150
Pool Heater/Solar	150
Pool Renovation	300
Pool With or Without Spa	600
Residential Accessory Structure	300
Residential Accessory Structure – Pre-Fab	150
Residential Demolition of Complete Structure	150
Residential Fence	100
Residential HVAC/Mechanical	175
Residential Interior Remodel / Alteration	250
Residential Natural Gas Generator	300
Residential Reroof	250
Residential Shutters With or Without Electric	200
Single Family Residential	$1.25 per sq. ft
Seawall New/Repair	600
Structure Moving	500
Water Heater Change Out	150
Window/Door Replacement (per building)	200
Zoning Review[2]	75

[1] Review for compliance with floodplain regulations of the Land Development Code
[2] Review for compliance with Land Development Code

Miscellaneous	Fee ($)
Cell Tower – New[3]	700
Cell Tower – Alteration[3]	350
Change of Contractor	75
Paint – Less than 10,000 sq. ft. (per building)	250
Paint – 10,000 sq. ft. and above (per building)	500
Partial Inspection/Pass	75
Plan Revisions for Approved Commercial Permit	350
Plan Revisions for Approved Single Family Residential Permit	75
Reinspection Fee	100
Permit Extensions	
Each Extension	100
Temporary Certificate of Occupancy	
Each Request	150

Refunds

Requests for refunds must be submitted in writing, refunds shall only be provided for that portion of work not yet performed by the Village.

Electronic Recording Fees

While not mandatory, as a courtesy to the contracting community, the Community Development Department may offer to record any document for an applicant associated with a permit or development application. The applicant will be assessed the actual cost for the recording/filing by the Lee County County Clerk of Courts based on that office's current schedule of service charges and fees, along with the submission fee charged by Simplifile to permit the Village to use the Simplifile Electronic Recording System and the fee for using a credit card. No refunds of fees are permitted once a document is recorded. By offering this courtesy, the Village does not become the applicant's agent and bears no responsibility to ensure proper filing. The applicant will need to ensure any document has been correctly filed or recorded.

Additional Fees	
ACH Fee	$1.90
Returned Check Fee	$50.00
Convenience Fee for Credit Card/Debit Card Use	3.50%

[1] Review for compliance with floodplain regulations of the Land Development Code
[2] Review for compliance with Land Development Code
[3] Not including fee for Limited Development Order

Private Provider Fee Reduction		
Category	Private Provider Type	($) Per Sq. Ft.
Commercial Building	Plans Review	1.26
Commercial Building	Inspection Services	1.13
Commercial Building	Plans Review &Inspection Services	0.82
Commercial Multifamily	Plans Review	0.76
Commercial Multifamily	Inspection Services	0.67
Commercial Multifamily	Plans Review &Inspection Services	0.47
Commercial Remodel	Plans Review	0.91
Commercial Remodel	Inspection Services	0.80
Commercial Remodel	Plans Review &Inspection Services	0.53
Single Family	Plans Review	1.22
Single Family	Inspection Services	1.12
Single Family	Plans Review &Inspection Services	1.09
Shell Building	Plans Review	1.03
Shell Building	Inspection Services	0.89
Shell Building	Plans Review &Inspection Services	0.65
Commercial Accessory	Plans Review	1.00
Commercial Accessory	Inspection Services	0.90
Commercial Accessory	Plans Review &Inspection Services	0.65
Foundation Permit	Plans Review	0.31
Foundation Permit	Inspection Services	0.28
Foundation Permit	Plans Review &Inspection Services	0.20

All Other Commercial Permits:

If a fee owner or the fee owner's contractor retains a private provider for purposes of plans review or building inspection services for a commercial construction project, the permit fee will be discounted 25 percent of the portion of the permit fee attributable to plans review or building inspection services, as applicable conditioned on submission of the required notification and acknowledgment statement required by Florida Statute.

If the fee owner or the fee owner's contractor retains a private provider for all required plans review and building inspection services, the total permit fee will be discounted 50 percent of the amount charged for such services conditioned on submission of the required notification and acknowledgment statement required by Florida Statute.

All Residential Permits:

Owners and contractors utilizing a private provider for plan review and/or building inspections pursuant to Florida Statutes will receive a 15% reduction in permitting fees conditioned on submission of the required notification and acknowledgment statement required by Florida Statute.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Resolution No. 2026-14 – Approving a Maintenance Agreement for Coconut Road Sidewalk Improvements and authorizing the Mayor or Village Manager to execute the agreement.

Motion to adopt Resolution No. 2026-14

Background:

The Florida Department of Transportation (FDOT) has included the installation of a sidewalk along the north side of Coconut Road from Oakwilde Blvd to Via Coconut Point in their current work plan. FDOT is funding the design permitting and construction of the sidewalk. To proceed with final design and construction of the sidewalk FDOT requires the Village to formally access maintenance responsibility for the sidewalk after it is installed.

Description:

Resolution 2026-14, if approved, will authorize the Mayor or Village Manager to execute the attached maintenance agreement with FDOT for the proposed sidewalk improvements along Coconut Road from Oakwilde Blvd to Via Coconut Point.

The Village will take over maintenance responsibilities for the improvements FDOT will be installing along Coconut Road.

Action Requested:

Motion to adopt Resolution No. 2026-14

Process and Timeline:

If approved, the Village Manger will sign the maintenance agreement, and Village Staff will coordinate with FDOT staff to execute the agreement. This will help keep the project moving forward toward final design in late 2026.

Financial Impact:

After project completion, the Village will incur minor maintenance costs associated with the new sidewalk. The Village will include these additional costs in the Village operation and maintenance budget, when appropriate.

Prepared by: David Willems, P.E.

Attachments:

1. Resolution No. 2026-14
2. Maintenance Agreement
3. Location Map

RESOLUTION 2026-14

A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING EXECUTION OF A TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT WITH FDOT FOR COCONUT ROAD IMPROVEMENTS; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statutes § 339.08 and the Moving Ahead for Progress in the 21st Century (MAP-21) program, the Florida Department of Transportation (FDOT) is authorized to undertake a project within the Village of Estero (Village) geographical limits; and

WHEREAS, the said project is identified and known to the Parties as Financial Project #449683-1-52-01 (at Coconut Road) which will benefit the Village; and

WHEREAS, in accordance with Title 23, U.S. Code, § 116 and Federal Highway Administration regulations issued pursuant thereto, there must be an agreement from the Village to maintain the project after it has been completed (Agreement); and

WHEREAS, the Agreement requires adoption of a Resolution accepting the obligations of the Agreement and authorizing its execution.

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

Section 1. The Transportation Off System Post Project Maintenance Agreement between the FDOT and Village for Financial Project #449683-1-52-01 (attached hereto and incorporated herein) is hereby approved.

Section 2. The Mayor or Village Manager is authorized to execute the Agreement.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 2nd day of July, 2026.

_____
Joanne Ribble, Mayor

Attest:

_____
Carol Sacco, Village Clerk

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A

TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT
BETWEEN
FLORIDA DEPARTMENT OF TRANSPORTATION
AND
VILLAGE OF ESTERO

This is an Agreement, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (hereinafter, the "DEPARTMENT") and Village of Estero (hereinafter, "LOCAL AGENCY") for the maintenance of off system post-project transportation enhancements described below.

W I T N E S S E T H

1. WHEREAS, pursuant to Fla. Stat. §339.08, and the Moving Ahead for Progress in the 21st Century (MAP-21), the DEPARTMENT is authorized to undertake a project within the LOCAL AGENCY geographical limits; and
2. WHEREAS, said project is identified and known to the parties as Financial Project #**449683-1-52-01** which will benefit the LOCAL AGENCY; and
3. WHEREAS, in accordance with Title 23, U.S. Code, Section 116 and Federal Highway Administration regulations issued pursuant thereto, there must be an agreement from the LOCAL AGENCY to maintain the project; and
4. WHEREAS the LOCAL AGENCY by Resolution No. _____, dated _____, a copy of which is attached hereto and made a part hereof as **Exhibit A**, has consented to and approved the Agreement and has authorized its chairperson or designee to execute said Agreement.

NOW, THEREFORE, in consideration of the premises, the parties agree as follows:

1. The DEPARTMENT has undertaken the project and obtained approval for federal participation for the improvements at the location shown in **Exhibit "B"**, (attached and incorporated by reference):
    - The project consists of the construction of an 8-foot-wide concrete sidewalk on the North side of Coconut Road from Via Coconut Point to Oakwilde Blvd.
2. It is understood and agreed by the parties that upon completion of the project, the LOCAL AGENCY shall be responsible, at its costs for maintenance of said project in accordance with the following federally accepted state standards: (a) Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (2012), as amended, and as to any future amendments and/or updates to said Manual.

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A

3. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. This Agreement shall be governed, interpreted, and construed according to the laws of the State of Florida.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A

IN WITNESS WHEREOF, the Village of Estero has caused this Agreement to be executed in its behalf through its chairperson or designee, and THE FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary for District One, as indicated below. This Agreement shall become effective on:

_____
Department to enter date.

VILLAGE OF ESTERO, FLORIDA

ATTEST

BY: _____

PRINT NAME

TITLE DATE

BY: _____
CHAIRPERSON OR DESIGNEE

PRINT NAME

DATE

VILLAGE OF ESTERO LEGAL REVIEW:

BY: _____
DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST

BY: _____

PRINT NAME

TITLE DATE

BY: _____
DISTRICT ONE SECRETARY
OR DESIGNEE

PRINT NAME

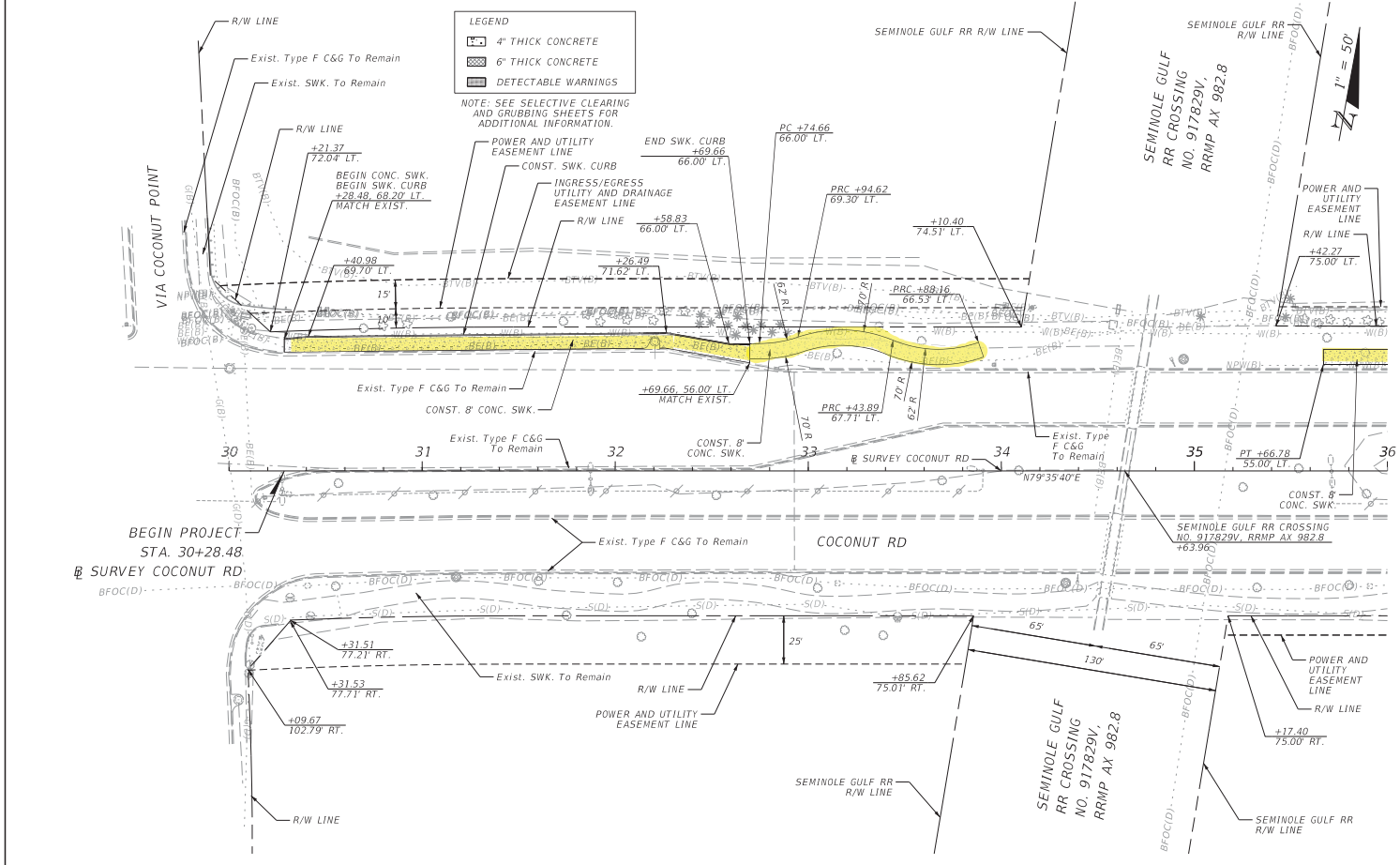
TITLE DATE

FLA. DEPT. OF TRANS. LEGAL REVIEW:

DS

BY: _____

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
MEGAN LERNER, P.E
LICENSE NUMBER: 72217
GARRETT ENGINEERING GROUP, INC
120 10TH AVENUE NORTH
SAINT PETERSBURG, FL 33701

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	449683-1-52-01

ROADWAY PLAN (1)

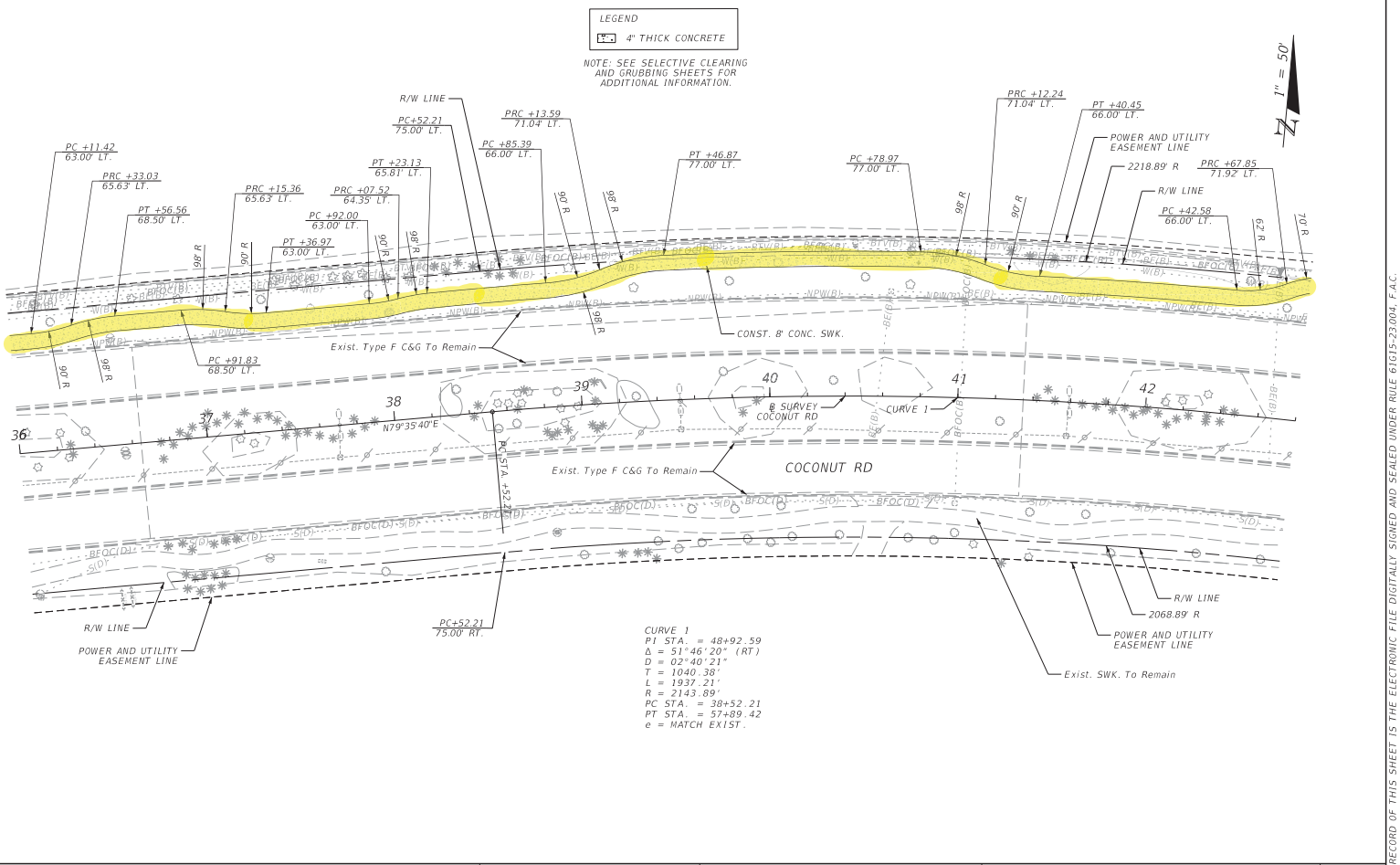
SHEET NO. 10

C:\Users\gj\Garrett Team Dropbox\GEG Projects\Coconut Rd RABs and Sidewalks\449683152O1\Roadway\PLANRD01.dgn : BL COCONUTRD-2 - PLAN 5 (SHEET) AlexWright 4/23/2026 3:15:40 PM

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A

Exhibit B Pg. 2 of 4



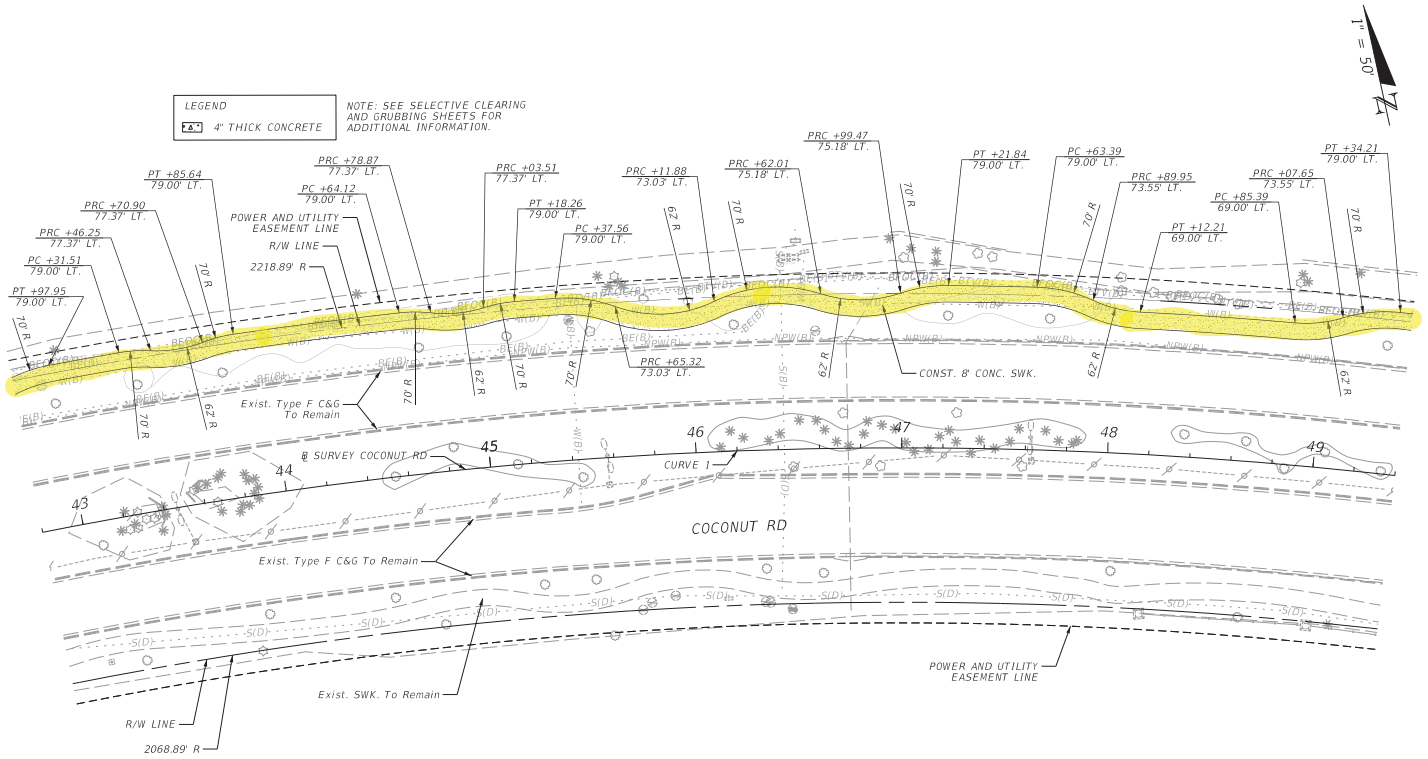
REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	MEGAN LERNER, P.E LICENSE NUMBER: 72217 GARRETT ENGINEERING GROUP, INC 120 10TH AVENUE NORTH SAINT PETERSBURG, FL 33701	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		11
						LEE	449683-1-52-01		

C:\Users\g3\Garrett Team Dropbox\GEG Projects\Coconut Rd RABs and Sidewalks\449683152O1\Roadway\PLANRD01.dgn : BL COCONUTRD-2 - PLAN 6 (SHEET)
AlexWright 4/23/2026 3:15:41 PM

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A

Exhibit B Pg. 3 of 4



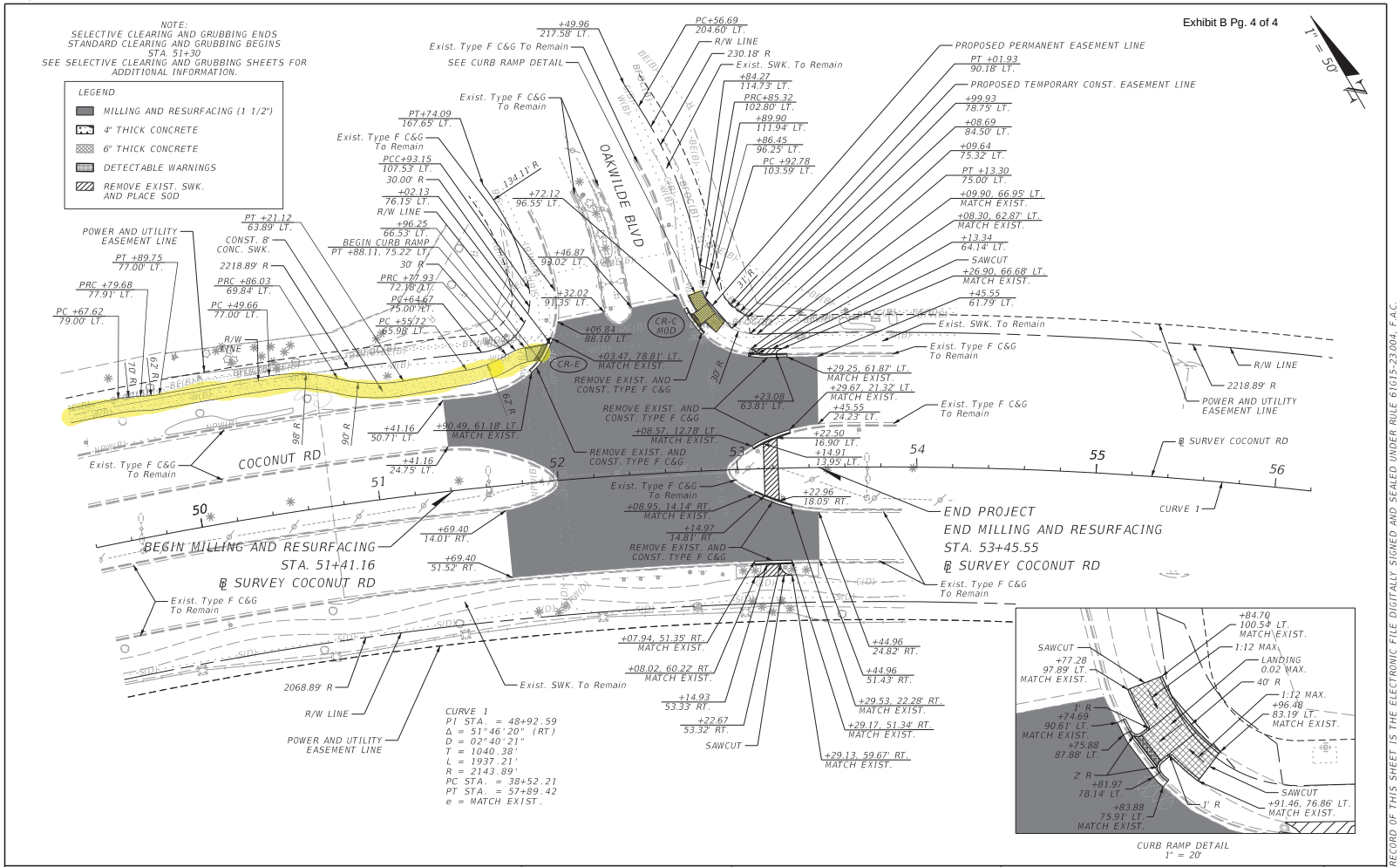
CURVE 1
PI STA. = 48+92.59
Δ = 51°46'20" (RT)
D = 02°40'21"
T = 1040.38'
L = 1937.21'
R = 2143.89'
PC STA. = 38+52.21
PT STA. = 57+89.42
e = MATCH EXIST.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION				SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	MEGAN LERNER, P.E LICENSE NUMBER: 72217 GARRETT ENGINEERING GROUP, INC 120 10TH AVENUE NORTH SAINT PETERSBURG, FL 33701	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	ROADWAY PLAN (3)	12
						LEE	449683-1-52-01		

C:\Users\gj\Garrett Team Dropbox\GEG Projects\Coconut Rd RABs and Sidewalks\449683152O1\Roadway\PLANRD01.dgn : BL COCONUTRD-2 - PLAN 7 (SHEET)
AlexWright 4/23/2026 3:15:43 PM

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Docusign Envelope ID: 9618009D-A1CB-875F-81A3-E430B51C0F8A



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION				SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	MEGAN LERNER, P.E LICENSE NUMBER: 72217 GARRETT ENGINEERING GROUP, INC 120 10TH AVENUE NORTH SAINT PETERSBURG, FL 33701	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	ROADWAY PLAN (4)	13
						LEE	449683-1-52-01		

C:\Users\AlexWright\Garrett Team Dropbox\GEG Projects\Coconut Rd RABs and Sidewalks\449683152O1\Roadway\PLANRD01.dgn : BL COCONUTRD-2 - PLAN 8 [SHEET]
AlexWright 4/23/2026 3:15:44 PM


Marsh Landing Blvd
Marsh Lane
Via Mago
41
Coconut Rd
Coconut Rd
Coconut Rd
Coconut Rd
N Commons Dr
Pelican Colony Blvd
Google Earth
Image © 2026 Vexcel Imaging US, Inc.
2000 ft
N

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Resolution No. 2026-15 - Approving a Maintenance Agreement for Via Coconut Point Roundabout Improvements and authorizing the Mayor or Village Manager to execute the agreement.

Motion to adopt Resolution No. 2026-15

Background:

The Florida Department of Transportation (FDOT) has included the installation of wider sidewalks and bicycle ramps along the Williams Road and Pelican Colony roundabouts in their current work plan. FDOT is funding the design permitting and construction of the sidewalk. To proceed with final design and construction of the sidewalk FDOT requires the Village to formally access maintenance responsibility for the sidewalks and bicycle ramps after they are installed.

Description:

Resolution 20026-15, if approved, will authorize the Mayor or Village Manager to execute the attached maintenance agreement with FDOT for the proposed sidewalk improvements along Via Coconut Point Roundabout.

The Village will take over maintenance responsibilities for the improvements FDOT will be installing along Via Coconut Point.

Action Requested:

Motion to adopt Resolution No. 2026-15

Process and Timeline:

If approved, the Village Manger will sign the maintenance agreement, and Village Staff will coordinate with FDOT staff to execute the agreement. This will help keep the project moving forward toward final design in late 2026.

Financial Impact:

After project completion, the Village will incur minor maintenance costs associated with the new sidewalk. The Village will include these additional costs in the Village operation and maintenance budget, when appropriate.

Prepared by: David Willems, P.E.

Attachments:

1. Resolution 2026-15
2. Maintenance Agreement
3. Location Map

RESOLUTION 2026-15

A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING EXECUTION OF A TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT WITH FDOT FOR VIA COCONUT POINT ROUNDABOUT IMPROVEMENTS; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statutes § 339.08 and the Moving Ahead for Progress in the 21st Century (MAP-21) program, the Florida Department of Transportation (FDOT) is authorized to undertake a project within the Village of Estero (Village) geographical limits; and

WHEREAS, the said project is identified and known to the Parties as Financial Project #449681-1-52-01 (at the Via Coconut Point roundabout) which will benefit the Village; and

WHEREAS, in accordance with Title 23, U.S. Code, § 116 and Federal Highway Administration regulations issued pursuant thereto, there must be an agreement from the Village to maintain the project after it has been completed (Agreement); and

WHEREAS, the Agreement requires adoption of a Resolution accepting the obligations of the Agreement and authorizing its execution.

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

Section 1. The Transportation Off System Post Project Maintenance Agreement between the FDOT and Village for Financial Project #449681-1-52-01 (attached hereto and incorporated herein) is hereby approved.

Section 2. The Mayor or Village Manager is authorized to execute the Agreement.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 2nd day of July, 2026.

_____
Joanne Ribble, Mayor

Attest:

_____
Carol Sacco, Village Clerk

Docusign Envelope ID: 29830EE9-0BDA-8073-801D-E0E4A9005658

TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT
BETWEEN
FLORIDA DEPARTMENT OF TRANSPORTATION
AND
VILLAGE OF ESTERO

This is an Agreement, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (hereinafter, the "DEPARTMENT") and Village of Estero (hereinafter, "LOCAL AGENCY") for the maintenance of off system post-project transportation enhancements described below.

W I T N E S S E T H

1. WHEREAS, pursuant to Fla. Stat. §339.08, and the Moving Ahead for Progress in the 21st Century (MAP-21), the DEPARTMENT is authorized to undertake a project within the LOCAL AGENCY geographical limits; and
2. WHEREAS, said project is identified and known to the parties as Financial Project #**449681-1-52-01** which will benefit the LOCAL AGENCY; and
3. WHEREAS, in accordance with Title 23, U.S. Code, Section 116 and Federal Highway Administration regulations issued pursuant thereto, there must be an agreement from the LOCAL AGENCY to maintain the project; and
4. WHEREAS the LOCAL AGENCY by Resolution No. _____, dated _____, a copy of which is attached hereto and made a part hereof as **Exhibit A**, has consented to and approved the Agreement and has authorized its chairperson or designee to execute said Agreement.

NOW, THEREFORE, in consideration of the premises, the parties agree as follows:

1. The DEPARTMENT has undertaken the project and obtained approval for federal participation for the improvements at the location shown in **Exhibit "B"**, (attached and incorporated by reference):
    - The project consists of the construction of pedestrian and bicycle improvements at the Via Coconut roundabouts located at Pelican Colony Blvd. and Williams Road. Improvements include 10-foot-wide sidewalks, pedestrian and bicycle ramps, relocated crosswalks, milling and resurfacing, and revised signing and pavement markings.
2. It is understood and agreed by the parties that upon completion of the project, the LOCAL AGENCY shall be responsible, at its costs for maintenance of said project in accordance with the following federally accepted state standards: (a) Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (2012), as amended, and as to any future amendments and/or updates to said Manual.

Docusign Envelope ID: 29830EE9-0BDA-8073-801D-E0E4A9005658

3. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. This Agreement shall be governed, interpreted, and construed according to the laws of the State of Florida.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Docusign Envelope ID: 29830EE9-0BDA-8073-801D-E0E4A9005658

IN WITNESS WHEREOF, the Village of Estero has caused this Agreement to be executed in its behalf through its chairperson or designee, and THE FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary for District One, as indicated below. This Agreement shall become effective on:

_____
Department to enter date.

VILLAGE OF ESTERO, FLORIDA

ATTEST

BY: _____

PRINT NAME

TITLE DATE

BY: _____
CHAIRPERSON OR DESIGNEE

PRINT NAME

DATE

VILLAGE OF ESTERO LEGAL REVIEW:

BY: _____
DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST

BY: _____

PRINT NAME

TITLE DATE

BY: _____
DISTRICT ONE SECRETARY
OR DESIGNEE

PRINT NAME

TITLE DATE

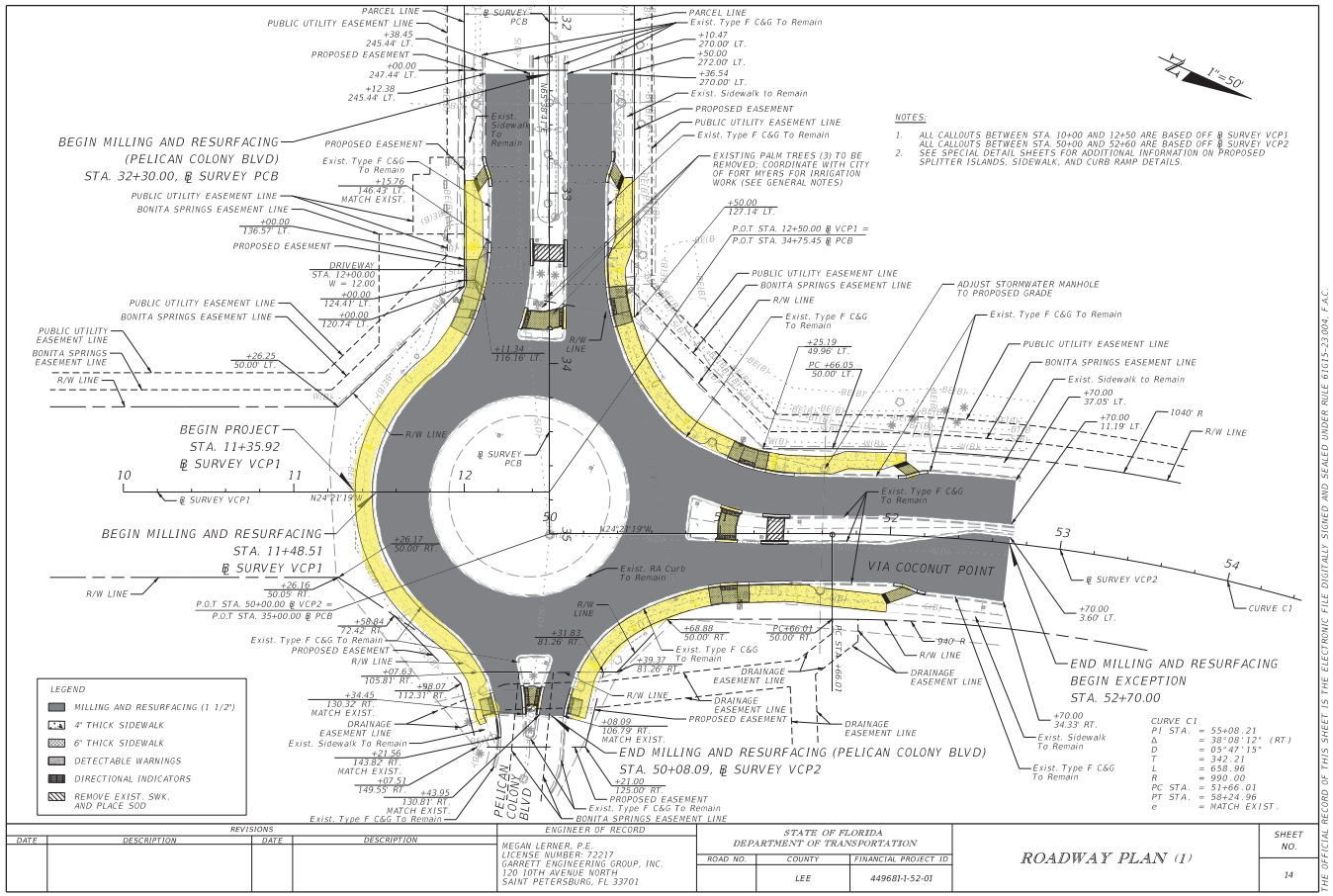
FLA. DEPT. OF TRANS. LEGAL REVIEW:

DS

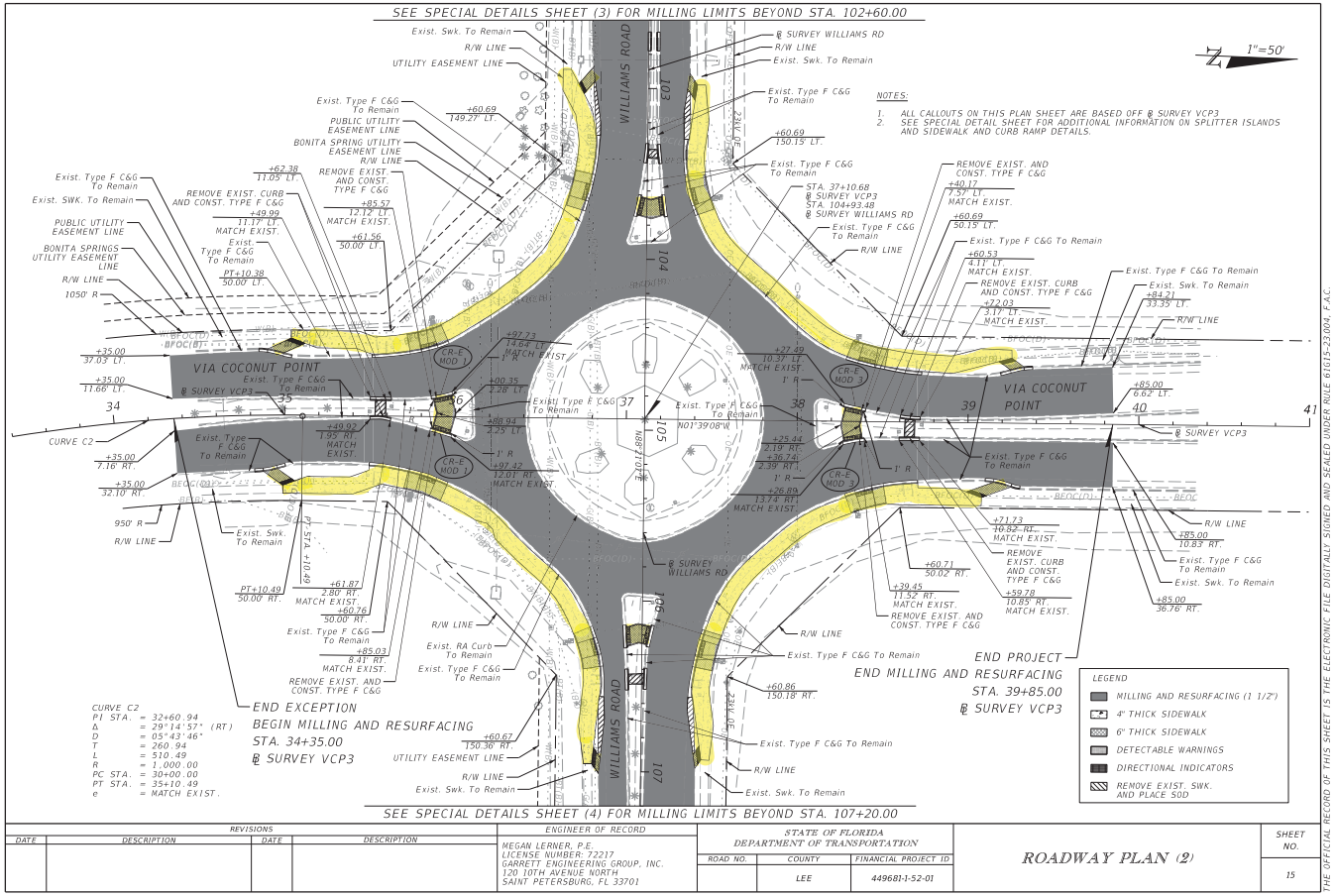
BY: _____

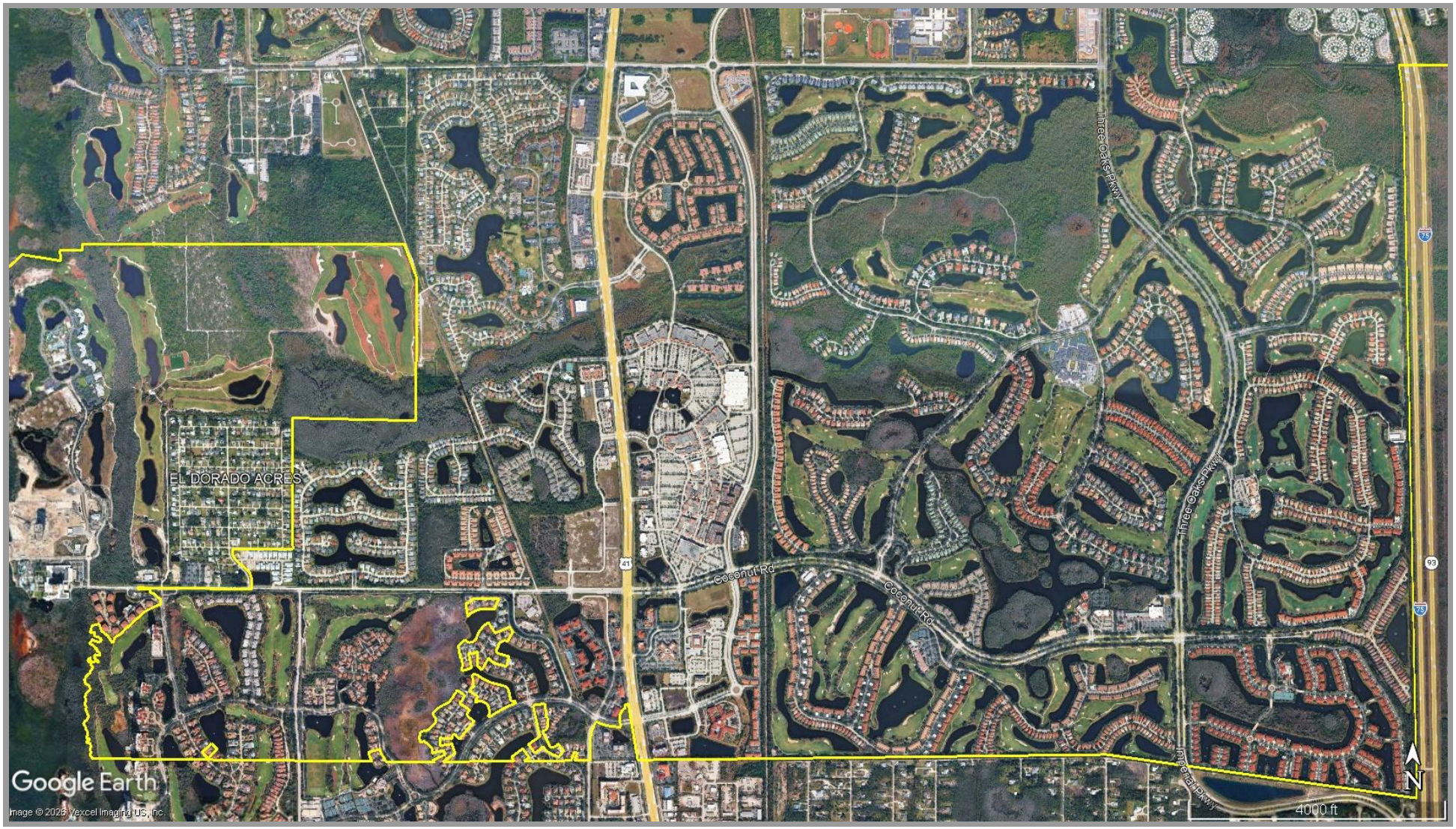
Docusign Envelope ID: 29830EE9-0BDA-8073-801D-E0E4A9005658

Exhibit B Page 1 of 2



Docusign Envelope ID: 29830EE9-0BDA-8073-801D-E0E4A9005658




EL DORADO ACRES
Three Oaks Pkwy
Three Oaks Pkwy
Coconut Rd
Coconut Rd
Three Oaks Pkwy
41
75
93
Google Earth
Image © 2025 Yexcel Imaging US, Inc.
4000 ft
N

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Resolution No. 2026-16 Budget Amendment

Motion to adopt Resolution No. 2026-16.

Background:

The Village performs budget amendments throughout each fiscal year as new appropriations, transfers, or increased revenue occur. Resolution No. 2026-16 is the first budget amendment for fiscal year 2025-2026.

Description:

As Florida Statute Chapter 166.241(2) prohibits expenditures that exceed budgeted amounts, the Village allocates the audited carryforward balances to each fund following the completion of the prior year's financial audit. This approach will help establish a contingency and help prevent the risk of over-expenditure.

The fiscal year ending September 30, 2025, audited carryforward balances for each fund, can be found on the Balance Sheet of Governmental Funds located on page 19 within the audit report. It has been included as Attachment 2.

Also included in this amendment are $375,000 of additional revenue estimated for the Building Fund and the bond proceeds in the amount of $12,817,800 for the Capital Projects Fund from the recent bond closing.

Action Requested:

Motion to adopt Resolution No. 2026-16

Process and Timeline:

The appropriations will become effective immediately upon adoption.

Financial Impact:

Approval of the resolution will allocate fund balance carryforward for each fund within the Fiscal Year 2025-2026 budget and increase the budgeted revenues in the Building Fund and the Capital Projects Fund.

Prepared by: Britt Martin

Attachments:

1. Resolution No. 2026-16
2. Balance Sheet Governmental Funds September 30, 2025
3. Adopted Budget Summary 2025-2026
4. Attachment 1 Budget Amendment #1

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2026 –16

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING THE FIRST BUDGET AMENDMENT FOR FISCAL YEAR 2025-2026 TO RECOGNIZE THE AUDITED CARRYFORWARD BALANCES IN EACH FUND AND INCREASE REVENUES FOR THE BUILDING FEE FUND AND THE CAPITAL PROJECTS FUND; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, Resolution No. 2025-19, adopted the 2025-2026 fiscal year budget; and

WHEREAS, the auditors recommend the Village budget its audited carryforward in each fund upon completion of the prior year financial audit which will provide a contingency and help to eliminate the potential of an over expenditure;

WHEREAS, the auditors recommend the Village complete periodic reviews to determine if a further budget amendment is necessary; and

WHEREAS, as provided in the Village Charter Section 8(6)(d), the following transfer of unencumbered appropriations will be transferred within the 2025-2026 Budget.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, THAT:

Section 1. The Village Council approves the first amendment to the 2025-2026 budget as follows:

See Attachments 1 through 4 detailing the budget amendments for each fund

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this__ day of _____, 2026.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Joanne Ribble, Mayor

1

Village of Estero, Florida
Balance Sheet
Governmental Funds
September 30, 2025

	General	Special Revenue Building Fee	Capital Projects	Nonmajor Governmental Fund	Total Governmental Funds
Assets					
Cash and cash equivalents	$ 19,951,165	$ 59,206	$ 26,047,903	$ -	$ 46,058,274
Restricted cash and cash equivalents	586,702	-	-	-	586,702
Receivables (net)	1,046,383	119,548	1,567,489	-	2,733,420
Prepaids	79,426	8,602	-	-	88,028
Due from other governments	954,283	-	71,427	-	1,025,710
Deposits	14,525	-	15,800	-	30,325
Total assets	$ 22,632,484	$ 187,356	$ 27,702,619	$ -	$ 50,522,459
Liabilities:					
Accounts payable	$ 752,227	$ 174,436	$ 3,906,253	$ -	$ 4,832,916
Accrued liabilities	73,313	-	-	-	73,313
Due to other governments	589,999	16,437	-	-	606,436
Customer deposits	586,702	-	-	-	586,702
Total liabilities	2,002,241	190,873	3,906,253	-	6,099,367
Fund balances:					
Nonspendable	$ 93,951	$ 8,602	$ 15,800	$ -	$ 118,353
Restricted for:					
Culture and recreation capital improvements	-	-	289,471	-	289,471
Highways and streets capital improvements	-	-	23,491,095	-	23,491,095
Committed to reserves	10,349,500	-	-	-	10,349,500
Unassigned	10,186,792	(12,119)	-	-	10,174,673
Total fund balances	20,630,243	(3,517)	23,796,366	-	44,423,092
Total liabilities and fund balances:	$ 22,632,484	$ 187,356	$ 27,702,619	$ -	$ 50,522,459

The notes to the financial statements are an integral part of these statements.

ADOPTED BUDGET SUMMARY
Village of Estero - Fiscal Year 2025-2026

ESTIMATED REVENUES		GENERAL FUND	SPECIAL REVENUE	DEBT SERVICE	CAPITAL PROJECTS	TOTAL ALL FUNDS
Taxes:						
Ad Valorem Taxes						
General Fund Millage per $1,000	**0.7300**	**$ 7,159,200**	$ -	$ -	$ -	$ 7,159,200
Gas Tax		625,000	-	-	415,000	1,040,000
Franchise Fees		3,212,500	-	-	-	3,212,500
Communication Services Tax		1,125,000	-	-	-	1,125,000
Other Taxes		25,000	-	-	-	25,000
Licenses and Permits		1,000	1,785,290	-	-	1,786,290
Intergovernmental Revenues		5,157,500	-	-	4,250,000	9,407,500
Charges for Services		353,000	53,465	-	-	406,465
Fines and Forfeitures		250	-	-	-	250
Impact Fees		-	-	-	5,935,528	5,935,528
Investment Earnings		650,000	17,000	-	525,500	1,192,500
Other Miscellaneous Revenues		101,000		-	-	101,000
TOTAL SOURCES		**18,409,450**	**1,855,755**	**-**	**11,126,028**	**31,391,233**
Transfers In		-	-	920,000	24,595,105	25,515,105
Proceeds from Debt Issue		-	-	-	-	-
Fund Balances/Reserves/Net Assets		27,058,130	419,605	-	24,296,230	51,773,965
TOTAL REVENUES, TRANSFERS & BALANCES		**$ 45,467,580**	**$ 2,275,360**	**$ 920,000**	**$ 60,017,363**	**$ 108,680,303**
EXPENDITURES						
General Government		$ 5,425,735	$ -	$ 920,000	$ -	$ 6,345,735
Public Safety		64,275	2,117,865	-	-	2,182,140
Physical Environment		505,000	-	-	14,125,106	14,630,106
Transportation		3,869,310	-	-	16,050,000	19,919,310
Human Services		50,925	-	-	-	50,925
Culture and Recreation		514,800	-	-	27,295,000	27,809,800
TOTAL EXPENDITURES		**10,430,045**	**2,117,865**	**920,000**	**57,470,106**	**70,938,016**
Transfers Out		25,515,105	-	-	-	25,515,105
Fund Balances/Reserves/Net Assets		9,522,430	157,495	-	2,547,257	12,227,182
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		**$45,467,580**	**$ 2,275,360**	**$ 920,000**	**$60,017,363**	**$ 108,680,303**

The complete adopted budget book will be uploaded to the Village website in lieu of this document when finished

Village of Estero, Florida
Annual Budget - General Fund
Budget Amendment #1
For the Year Ended September 30, 2026

	Budgeted Amounts		
	Original	Amendment #1	Final
REVENUES			
Taxes			
Property (0.7300 mills)	$ 7,159,200	$ -	$ 7,159,200
Gas	625,000	-	625,000
Franchise	3,212,500	-	3,212,500
Communications services	1,125,000	-	1,125,000
Local business	25,000	-	25,000
Licenses and permits	1,000	-	1,000
Intergovernmental revenues	5,157,500	-	5,157,500
Charges for services	353,000	-	353,000
Fines and forfeitures	250	-	250
Investment earnings	650,000	-	650,000
Other income	101,000	-	101,000
TOTAL REVENUES	18,409,450	-	18,409,450
Fund balance/Carryover	27,058,130	(6,427,887)	20,630,243
TOTAL REVENUES / SOURCES	$ 45,467,580	$ (6,427,887)	$ 39,039,693
EXPENDITURES			
General government	$ 5,425,735	$ -	$ 5,425,735
Public safety	64,275	-	64,275
Physical environment	505,000	-	505,000
Transportation	3,869,310	-	3,869,310
Human services	50,925	-	50,925
Culture and recreation	514,800	-	514,800
TOTAL EXPENDITURES	10,430,045	-	10,430,045
OTHER FINANCING USES			
Transfers out	25,515,105	-	25,515,105
Total other financing uses	25,515,105	-	25,515,105
TOTAL EXPENDITURES / USES	35,945,150	-	35,945,150
FUND BALANCE			
Nonspendable	-	-	-
Restricted	-	-	-
Committed	7,728,965	-	7,728,965
Unassigned	1,793,465	(6,427,887)	(4,634,422)
TOTAL FUND BALANCE	9,522,430	(6,427,887)	3,094,543
TOTAL EXPENDITURES, OTHER FINANCING USES AND FUND BALANCE	$ 45,467,580	$ (6,427,887)	$ 39,039,693

Village of Estero, Florida
Annual Budget - Building Fee Fund
Budget Amendment #1
For the Year Ended September 30, 2026

	Budgeted Amounts		
	Original	Amendment #1	Final
REVENUES			
Licenses and permits	$ 1,785,290	$ 375,000	$ 2,160,290
Charges for services	53,465	-	53,465
Investment earnings	17,000	-	17,000
TOTAL REVENUES	1,855,755	375,000	2,230,755
Fund balance/Carryover	419,605	(423,122)	(3,517)
TOTAL REVENUES / SOURCES	$ 2,275,360	$ (48,122)	$ 2,227,238
EXPENDITURES			
Public safety	$ 2,117,865	$ -	$ 2,117,865
TOTAL EXPENDITURES	2,117,865	-	2,117,865
OTHER FINANCING USES			
Transfers out	-	-	-
Total other financing uses	-	-	-
TOTAL EXPENDITURES / USES	2,117,865	-	2,117,865
FUND BALANCE			
Nonspendable	-	-	-
Restricted	157,495	(48,122)	109,373
Committed	-	-	-
Unassigned	-	-	-
TOTAL FUND BALANCE	157,495	(48,122)	109,373
TOTAL EXPENDITURES, OTHER FINANCING USES AND FUND BALANCE	$ 2,275,360	$ (48,122)	$ 2,227,238

Village of Estero, Florida
Annual Budget - Capital Projects Fund
Budget Amendment #1
For the Year Ended September 30, 2026

	Budgeted Amounts		
	Original	Amendment #1	Final
REVENUES			
Gas	$ 415,000	$ -	$ 415,000
Intergovernmental revenues	4,250,000	-	4,250,000
Impact fees	5,935,528	-	5,935,528
Investment earnings	525,500	-	525,500
TOTAL REVENUES	11,126,028	-	11,126,028
Fund balance/Carryover	24,296,230	(499,864)	23,796,366
OTHER FINANCING SOURCES			
Debt Proceeds	-	12,817,800	12,817,800
Transfers in	24,595,105	-	24,595,105
TOTAL REVENUES / SOURCES	$ 60,017,363	$ 12,317,936	$ 72,335,299
EXPENDITURES			
Physical environment	14,125,106	-	14,125,106
Transportation	16,050,000		16,050,000
Culture and Recreation	27,295,000	-	27,295,000
EXPENDITURES	57,470,106	-	57,470,106
OTHER FINANCING USES			
Transfers out	-	-	-
Total other financing uses	-	-	-
TOTAL EXPENDITURES / USES	57,470,106	-	57,470,106
FUND BALANCE			
Nonspendable	-	-	-
Restricted	2,547,257	12,317,936	14,865,193
Committed	-	-	-
Unassigned	-	-	-
TOTAL FUND BALANCE	2,547,257	12,317,936	14,865,193
TOTAL EXPENDITURES, OTHER FINANCING USES AND FUND BALANCE	$ 60,017,363	$ 12,317,936	$ 72,335,299

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Resolution No. 2026-17

Motion to adopt Resolution No. 2026-17.

Background:

On July 1, 2026, the Property Appraiser of Lee County, Florida served upon the Village of Estero a Certification of Taxable Value certifying to the Village of Estero its taxable value.

Florida Statute Section 200.065, requires that within thirty-five (35) days of service of the Certification of Taxable Value upon a municipality, said municipality shall furnish to the Property Appraiser the proposed millage rate, the rolled-back rate, and the date, time, and place at which a public hearing will be held to consider the proposed millage rate and the budget for Fiscal Year 2026-2027.

Description:

The proposed millage rate for fiscal year 2026-2027 is 0.7300 mills ($0.7300 per $1,000 of assessed property value) which is equal to the prior year rate. This proposed operating millage rate is less than the rolled-back rate of 0.7336 mills by 0.49%. The two public hearings will be held on September 9, 2026, at 5:05 P.M. and September 23, 2026, at 5:05 P.M.

Action Requested:

Motion to adopt Resolution No. 2026-17.

Process and Timeline:

The next meetings on the millage rate will be public hearings on September 9, 2026, at 5:05 P.M. and September 23, 2026, at 5:05 P.M.

Financial Impact:

Approval of the resolution will provide the required information to initiate Ad Valorem taxes for the Fiscal Year 2026-2027.

Prepared by: Britt Martin

Attachments:

1. Resolution No. 2026-17

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2026 –17

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, DETERMINING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027, SETTING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARINGS REQUIRED BY STATE LAW; DIRECTING STAFF TO TRANSMIT NECESSARY DOCUMENTATION PURSUANT TO THE REQUIREMENTS OF FLORIDA STATUTES AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF REVENUE OF THE STATE OF FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 1, 2026, the Property Appraiser of Lee County, Florida served upon the Village of Estero a "Certification of Taxable Value" certifying to the Village of Estero its taxable value; and

WHEREAS, Florida Statute Section 200.065, requires that within thirty-five (35) days of service of the Certification of Taxable Value upon a municipality, said municipality shall furnish to the Property Appraiser the proposed millage rate, the rolled-back rate, and the date, time and place at which a public hearing will be held to consider the proposed millage rate and the budget for Fiscal Year 2026-2027.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, THAT:

Section 1. The proposed millage rate for fiscal year 2026-2027 to be discussed at the first budget hearing is hereby declared to be 0.7300 mills ($0.7300 per $1,000 of assessed property value). This proposed operating millage rate is less than the rolled-back rate of 0.7336 mills by 0.49%.

Section 2. The Village Council hereby sets the date, time and place for the budget hearings required by Florida Statutes as follows:

Date	Time	Place
September 9, 2026	5:05 P.M.	Village Hall Administrative Bldg. 9401 Corkscrew Palms Circle Estero, Florida 33928
September 23, 2026	5:05 P.M.	Village Hall Administrative Bldg. 9401 Corkscrew Palms Estero, Florida 33928

Section 3. The Village Manager or designee is hereby directed to transmit all necessary documentation in compliance with the rules and regulations of the Florida Department of Revenue on their Internet-based system for completing and submitting documents for the Florida's Truth-In-Millage (TRIM) and maximum millage oversight process.

Section 4. This Resolution shall take effect immediately upon adoption.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this__ day of _____, 2026.

Attest:

By: _____
Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____
Joanne Ribble, Mayor

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Veterans Day Event

Motion to approve budget of $10,000 for 2026 event.

Background: Veterans Day (originally known as Armistice Day) is a federal holiday observed annually on November 11, (Village event November 14) which commemorates and honors the service of all United States military veterans. The Village of Estero has, between 2017 and 2025, sponsored and conducted seven Veterans Day events (no events occurred in 2020 and 2022 due to COVID and Ian) to honor veterans living in the Village.

The Village Council has historically provided a budget for the Veterans Day event in which staff has kept expenses. The event's costs have been between $2,018 and $9,055 (depending on variables such as whether promotional items were produced and distributed to attendees, and the costs of advertising). By way of example, the budget history of the event is:

2017 – $5758.86 (first time advertisement cost us $3000 this year)
2018 – $2018.67 (no giveaways)
2019 – $2657.03 (550 wrists bands given out only $440.00)
2020 – canceled Covid
2021 -- $6292.50 (Umbrellas 500 x 6.76 = $3383.00)
2022 – canceled Hurricane Ian
2023 -- $6924.50 (Therma Bags 450 x 6.42= $2950.33)
2024 -- $7043.85 (Therma Bags 400 x $6.42 =$2568.00)
2025-- $9055.27 (Therma Bags 400 x 6.42 =$2568.00

For 2026, the Village staff have set aside Saturday, November 14th for the Veterans Day event, and preliminary work on planning elements for the event has occurred. The preliminary schedule of events is as follows:

10:00 AM Warm Up Music – TBA

10:15 AM Welcome by Councilman Lopez

10:20 AM Invocation by TBD

10:25 AM Presentation of Colors, Estero JROTC (American/Fl, 6 Branch Flags)

10:30 AM National Anthem by Estero High School Band

10:35 AM Pledge of Allegiance, Led by TBA

11:45 AM Greeting & Recognition of Dignitaries by Joanne Ribble, Mayor of Estero

11:00 AM Singing of "This Land is your Land. This Land is my Land" & "You're a Grand Old Flag" by TBD

11:10 AM Keynote Address- Colonel Janet Horton

11:20 AM Goldstar Families by American Gold Star Mothers of Southwest Florida TBA

11:30 AM Armed Forces Medley by TBA

11:40 AM God Bless America by Estero High School Band

11:45 AM Closing Remarks & Recognition of Planning Team & Sponsors, TBA

11:50 AM 21 Gun Salute (LCSO) and Taps TBA

12:00 PM God Bless the USA by TBA

Close – Play music until 12pm

While preliminary planning has occurred, the Village Manager desires to receive approval from the Council regarding the budget for the 2026 event. Based on historical trends, and increasing costs, the Village Manager has recommended a budget of **$10,000** for the event for 2026.

Looking past the 2026 event, the Village Manager has noted to Council that since the Village operates under the "government lite" model, staff resources are limited with respect to the time needed to plan this complex event. And due to the Village's procurement rules and potential Sunshine law issues, individual Council Members are not properly suited to expend Village funds, conduct all the necessary meetings, and ensure all documents and procedures are lawful and protect the Village from liability.

Therefore, the Village Manager is in the stages of exploring alternative program sponsorship models for future years, wherein a private community entity could become the event's producer and the Village could become a financial co-sponsor. The Manager therefore is asking for permission to further explore such potential arrangements and, if any are identified, to develop proposed terms for the Council's consideration for 2026 and beyond.

Action Requested: Motion to approve budget of $10,000 for 2026 event.

Process and Timeline: If approved by Council, the Village Manager will proceed with finalizing the event and complying with the Resolution's direction.

Financial Impact: The Council will be establishing the event's budget at the meeting not to exceed $10,000.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment:

1. Resolution No. 2025-16

RESOLUTION NO. 2025-16

A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA, ESTABLISHING A BUDGET FOR THE 2025 VETERANS DAY EVENT; DIRECTING THE VILLAGE MANAGER TO TAKE CERTAIN RELATED ACTIONS; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, Veterans Day (originally known as Armistice Day) is a federal holiday observed annually on November 11, which commemorates and honors the service of all United States military veterans; and

WHEREAS, the Village of Estero has, between 2017 and 2024, sponsored and conducted six Veterans Day events (no events occurred in 2020 and 2022 due to COVID and Ian) to honor veterans living in the Village; and

WHEREAS, the event has cost the Village between $2018 and $7,043 (depending on variables such as whether promotional items were produced and given out, and the costs of advertising); and

WHEREAS, the Village Council has historically provided a budget for the Veterans Day event in which staff has kept expenses; and

WHEREAS, for 2025, the Village staff have set aside Saturday, November 8th for the Veterans Day event; and

WHEREAS, while the Village has been preliminarily working on planning elements for the event, the Village Manager has requested the Village Council to establish a budget for the 2205 event, and has recommended exploration of alternative program sponsorship models for future years; and

WHEREAS, the Village Council has considered the event's history, the Village Manager's input, and finds that the provisions of this Resolution are in the Village's best interests.

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

Section 1. 2025 Veterans Day Event Budget

a. The total expenditures for the 2025 Estero Veterans Day event shall not exceed $_____.

b. The Village Manager and relevant Village staff are authorized to acquire the services and commodities necessary to conduct the event.

c. Donated items or services shall be accepted by the Village Manager to reduce event costs to the extent the Manager determines doing so is in keeping with the Village's overall interests.

Section 2. Future Events—Alternative Sponsorship Model

a. In keeping with the "government lite" philosophy of the Village, the Village Manager is directed to explore opportunities for the Village to allow a private entity to put on the Veterans Day event in the future where the Village may be a financial sponsor of the event, but would not be required to expend staff time and resources in the direct planning of the event.

b. If the Village Manager is successful in identifying a suitable entity to put on the event, the Manager is authorized to develop, with the assistance of the Village Attorney, such sponsorship agreement as may be necessary to ensure the event remains at a level of quality sought by the Village, and to ensure the Village's legal interests are addressed.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 10th day of September, 2025.

Attest:

_____
Joanne Ribble, Mayor

_____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Village Security System Contract

Motion to approve award of Contract 26033 with Mock Engineering to install access control and security cameras at Village Hall, RiverPark and provide consulting services for future projects for $113,054.

Approve a $11,300 contingency for additional services that may be required to complete the project.

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:

A request for proposals (RFP 10226) was publicly advertised on February 10, 2026. The Village received four proposals from qualified firms; Johnson Controls, Mock Engineering, AT&I Systems, and IREX AI Inc.

The Evaluation Committee ranked the firms in the following order.

1. Mock Engineering
2. AT&I Systems
3. Johnson Controls
4. IREX AI Inc.

Village Council approved the evaluation committee's ranking at the June 17, 2026, Village Council Meeting.

Description:

Village Staff has completed negotiations with the top-ranked firm, Mock Engineering. The proposed contract includes the following services. Additional details regarding the scope of services are included in the attached contract.

Task 1 - Village Hall

Install access control at all public access points.
Install cameras in public areas.

Task 2 – RiverPark

Install access control at the restroom doors and utility closet.
Install cameras at the restroom building and entry gate.

Task 3 – SportsPark

Assist with the design and layout of the security system infrastructure.
Work with the Village and project design team to incorporate infrastructure required to install the security system into the project construction plans.

Task 4 - River Oaks

Assist with the design and layout of the security system infrastructure.
Work with the Village and project design team to incorporate infrastructure required to install the security system into the project construction plans

Task 5 - Regional Pond

Assist with the design and layout of the security system infrastructure.
Work with the Village and project design team to incorporate infrastructure required to install the security system into the project construction plans

Action Requested:

Motion to approve award of Contract 26033 with Mock Engineering to install access control and security cameras at Village Hall, RiverPark and provide consulting services for future projects for $113,054.

Approve a $11,300 contingency for additional services that may be required to complete the project.

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:

Mock Engineering is expecting to complete installation and setup of the security systems with 90-days of notice to proceed.

Consulting services' schedules will follow each project's design schedule.

Financial Impact:

The financial impact is $124,354 (contract plus 10% contingency). This will be funded using a combination of unallocated general funds and funds remaining in the River RiverPark budget.

Prepared by: David Willems, P.E.

Attachments:

1. Contract 26033
2. RFP 10226
3. Contractor's Written Proposal
4. Village Hall & RiverPark Security Plan

AGREEMENT FOR VILLAGE WIDE SECURITY SYSTEM SERVICES AND EQUIPMENT

THIS AGREEMENT is made and entered into this 2nd day of July, 2026 (the "Effective Date") by and between the Village of Estero, a Florida municipal corporation, (the "Village"), 9401 Corkscrew Palms Circle, Estero, FL 33928, and Moretz Engineering Technologies, LLC, DBA Mock Engineering Technologies, a Florida corporation, (the "Contractor"), with offices at 2240 Hemingway Dr. Suite H, Fort Myers, FL 33912, collectively referred to as the "Parties."

WHEREAS, the Village is in the process of development of a sports complex and entertainment district, and has also developed passive park areas within the Village; and

WHEREAS, the Village also owns or operates several other Village business and recreational facilities; and

WHEREAS, the Village determined that it was necessary to solicit for security system design consulting services and related security system equipment installation vendors; and

WHEREAS, to that end, the Village issued RFP 10226, Village Wide Security System (the RFP), on February 10th 2026; and

WHEREAS, by the proposal submission deadline, the Village had received four responsive proposals from responsible proposers; and

WHEREAS, the Village's proposal evaluation committee evaluated the proposals and ranked the proposal of the Contractor (the Proposal) as the top-ranked proposal and recommended to Village Council that the Village negotiate a contract with Contractor; and

WHEREAS, at is June 17th 2026 meeting, the Village Council approved the evaluation committee's recommendation and authorized the Village Manager to finalize negotiations with the Contractor; and

WHEREAS, the Village staff have completed their negotiations with the Contractor and the Parties have reached agreement on the terms and conditions set forth in this Agreement; and

WHEREAS, the Village Council finds that entry into this Agreement is in the Village's best interests.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties hereto agree as follows:

ARTICLE 1: SCOPE OF SERVICE and CONTRACT DOCUMENTS. The Contractor shall provide the services as outlined in **Attachment "A"**, hereinafter referred to as the "**Scope of Services**." This Agreement shall consist of the following Contract Documents:

- This Agreement

- The RFP (including all addenda issued thereunder)
- The Contractor's written Proposal

In the event of any conflict between the Contract Documents, the earlier listed document shall take precedence over the later.

ARTICLE 2: SCOPE OF SERVICES. The Contractor shall provide the services and associated commodities set forth in the Scope of Services set forth in **Attachment "A"**, hereinafter referred to as "**Scope of Services**."

ARTICLE 3: COMPENSATION. The Contractor shall be compensated in the amounts and at the times set forth in **Attachment "B"**, hereinafter referred to as "**Compensation & Payments**."

ARTICLE 4: CONFLICTS OF INTEREST AND LIMITATION OF USE OF VILLAGE STAFF AND ASSETS. The Contractor shall not be permitted to utilize any Village personnel, equipment, electronic systems or other Village subcontractors to perform any work or project of any kind other than to assist in the performance of the Scope of Services outlined in **Attachment "A."** Failure to strictly adhere to this provision shall be grounds for immediate termination of this Agreement. To ensure this restriction is complied with, neither the Contractor, nor any of its staff assigned to perform or provide the required Scope of Services, shall engage in any other employment or contractual work, or have or hold any other employment or contractual relationship or interest, which would create a conflict of interest between Contractor's duty to the Village set forth herein and the Contractor's duty to any other person or entity.

ARTICLE 4: TERM AND EXTENSION OF AGREEMENT. Notwithstanding the date of execution, the initial Term of this Agreement shall become effective at 12:01 a.m. on the Effective Date, and shall expire on the earlier of either the Village's hiring of a candidate for the position or on the close of business, **December 31st 2028**. The Agreement may thereafter be extended by the Village Manager for up to one (1) additional year should the Manager determine such extension is necessary to allow all of the Scope of Services to be provided.

ARTICLE 5: TERMINATION. This Agreement may be terminated by either Party for any or no reason by providing the other at least ten (10) days written notice of termination.

ARTICLE 6: NOTICES. Notices required or permitted in this Agreement shall be deemed to have been given when received if hand delivered or when deposited in the U.S. mail, postage paid, at the address set forth in the introductory paragraph to this Agreement (and any additional address set forth below), to the following:

If to Village:	Village of Estero Attn: Village Manager
If to Contractor:	Moretz Engineering Technologies, LLC Attn: Debra Moretz, President

ARTICLE 7: GENERAL CONDITIONS.

A: PUBLIC RECORDS. The Contractor shall comply with all applicable requirements contained in the Florida Public Records Law, including but not limited to any applicable provisions in Florida Statutes § 119.0701. Pursuant to that statute, the Contractor shall:

(a) Keep and maintain public records required by the Village to perform the services provided hereunder.

(b) Upon request from the Village's custodian of public records, provide the Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Contractor does not transfer the records to the Village.

(d) Upon completion of the Agreement, transfer, at no cost, to the Village all public records in the possession of the Contractor or keep and maintain public records required by the Village to perform the service. If the Contractor transfers all public records to the Village upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Village, upon request from the Village's custodian of public records, in a format that is compatible with the information technology systems of the Village.

If the Contractor fails to comply with the requirements in this Article 7(A), the Village may enforce these provisions in accordance with the terms of this Agreement. If the Contractor fails to provide the public records to the Village within a reasonable time, it may be subject to penalties under Florida Statutes § 119.10.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE CONTRACTOR SHOULD CONTACT THE

VILLAGE'S CUSTODIAN OF PUBLIC RECORDS: BY TELEPHONE (239.221.5035), E-MAIL (records@estero-fl.gov), OR MAIL (VILLAGE OF ESTERO, OFFICE OF THE VILLAGE CLERK, 9401 CORKSCREW PALMS CIRCLE, ESTERO, FLORIDA 33928.

B: COMPLIANCE WITH LAWS; NON-DISCRIMINATION. The performance of this Agreement shall be in compliance with all applicable local, state and federal laws and regulations. Additionally, the Contractor agrees that when performing under this Agreement it and its agents shall refrain from discriminating against any person on the grounds of race, religion, color, disability, national origin, gender, age or marital status.

C: LICENSES. The Contractor must, by the Effective Date of this Agreement, possess any licenses required to provide the Scope of Services, and shall maintain same in good standing during the full term of this Agreement.

D: RELATIONSHIP, LIABILITY AND INSURANCE. The relationship of the Contractor to Village shall be that of an independent contracting entity. Nothing herein contained shall be construed as vesting or delegating to the Contractor or its officers, employees, agents, or subcontractors, any rights, interest or status as an employee of the Village. The Village shall not be liable to any person, firm or corporation that is employed by, contracts with, or provides goods or services to the Contractor in connection with the performance of this Agreement or for debts or claims accruing to such parties. The Contractor shall promptly pay, discharge or promptly take such action as may be necessary and reasonable to settle such debts or claims. In order to ensure it is capable of meeting its obligations under this Agreement, including its obligations to indemnify the Village as provided for herein, and in light of the fact that at least some of the Scope of Services will be provided locally within the Village with vehicular use occurring, Contractor agrees to maintain, throughout the term of this Agreement and for a one-year period thereafter, the following coverages and coverage limits:

a. Commercial General Liability - Coverage shall apply to premises and/or operations, products and completed operations, independent contractors, contractual liability exposures with minimum limits of:

   $1,000,000 per occurrence
   $2,000,000 general aggregate
   $1,000,000 products and completed operations
   $1,000,000 personal and advertising injury

b. Business Auto Liability - The following Automobile Liability will be required and coverage shall apply to all owned, hired and non-owned vehicles use with minimum limits of:

$1,000,000 combined single limit (CSL)

c. Workers' Compensation - Statutory benefits as defined by Florda Statutes Chapter 440 encompassing all operations contemplated by this Agreement to apply to all owners, officers, and employees regardless of the number of employees. Workers Compensation exemptions may be accepted with written proof of the State of Florida's approval of such exemption. Compliance with foreign state worker compensation laws for out of state providers will also be considered. Workers' Compensation liability will have minimum limits of:

$500,000 per accident
$500,000 disease limit
$500,000 disease - policy limit

• The required minimum limit of liability shown in a. or b. may be provided in the form of "Excess Insurance" or "Commercial Umbrella Policies." In which case, a "Following Form Endorsement" will be required on the "Excess Insurance Policy" or "Commercial Umbrella Policy."

Proof of such insurance coverages will be provided to the Village upon request.

E: NON-ASSIGNABILITY. The Contractor understands that the nature of the services to be provided under this Agreement are highly specialized and the Village will rely heavily on the specific institutional knowledge and experience of the Contractor's staff to be assigned to perform the services. Therefore, Contractor may not assign, transfer, subcontract, or encumber this Agreement, or any right or interest in this Agreement, without the express prior written consent of the Village. In the event Contractor's experienced staff assigned to perform the work no longer work for Contractor, or Contractor ceases to assign such staff to perform the services required in this Agreement, the Village may terminate the Agreement immediately.

F: NO WAIVER: No waiver of a breach of any provision of this Agreement shall be construed to be a waiver of any breach of any other provision. No delay in acting with regard to any breach of any provision of this Agreement shall be construed to be a waiver of such breach. Every right and remedy of each of the Parties shall be cumulative and either Party, in its sole discretion, may exercise any and all rights or remedies stated in this Agreement or otherwise available at law or in equity.

G: MERGER: This Agreement, together with the documents incorporated by reference, constitutes the entire agreement between the Parties and supersedes any prior understanding or agreement between the Parties, either verbal or written, respecting the same subject.

F: SCRUTINIZED COMPANIES: Pursuant to Florida Statutes § 287.135, the Contractor is not eligible to enter into, or renew, this Agreement if:

(i) The Contractor is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List (as identified in Florida Statutes § 215.473);

(ii) The Contractor engages in business operations in Cuba or Syria; or

(iii) The Contractor is on the Scrutinized Companies that Boycott Israel List (as identified in Florida Statutes § 215.4725), or is engaged in a boycott of Israel.

By entering into this Agreement, the Contractor certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, and that it is not engaged in a boycott of Israel. The Contractor acknowledges that it will execute a certification to this effect at the time it executes this Agreement.

The Contractor shall notify the Village if, at any time during the term of this Agreement, it is placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, or that it is engaged in a boycott of Israel. Such notification shall be in writing and provided by the Contractor to the Village within ten (10) days of the date of such occurrence.

In the event the Village determines, using credible information available to the public, that the Contractor has submitted a false certification or that Contractor is found to have been placed on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies with Activities in Sudan List, or the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel, the Village may, in its sole discretion, terminate this Agreement and seek a civil penalty and other damages and relief against the Contractor, pursuant to Florida Statutes § 287.135. In addition, the Village may pursue any and all other legal remedies against the Contractor.

G: IMMIGRATION COMPLIANCE; E-VERIFY: Contractor acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, 8 U.S.C. § 1324a, *et seq*., and regulations relating thereto. Failure to comply with the above statutory provisions shall be considered a material breach and shall be grounds for immediate termination of this Agreement. The Contractor's employment of unauthorized aliens is a violation of § 274A(e) of the Federal Immigration and Employment Act. The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of this Agreement, and shall require the same verification procedure of any Subcontractors authorized by the Village.

Pursuant to Florida Statutes § 448.095(5), Contractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. Contractor's contract with Village cannot be renewed unless, at the time of renewal, Contractor certifies in writing to the Village that it has registered with and uses the E-Verify system. If Contractor

enters into a contract with a subcontractor to perform Services under this Agreement, the subcontractor must provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and Contractor shall maintain a copy of such affidavit for the duration of the contract. If Contractor develops a good faith belief that any subcontractor with which it is contracting has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) Contractor shall terminate the contract with the subcontractor. If the Village develops a good faith belief that Contractor has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) the Village shall terminate this contract. Pursuant to Florida Statutes § 448.095(5)(c)(3), termination under the above-circumstances is not a breach of contract and may not be considered as such.

H: HUMAN TRAFFICKING AFFIDAVIT: The Contractor shall provide the Village with the no-coercion affidavit required by Florida Statutes § 787.06, in the form provided by the Village's procurement staff.

I: PERSONAL IDENTIFYING INFORMATION: Pursuant to Florida Statutes § 287.138, in the event the Project would require the Contractor to possess the personal identifying information of citizens provided by the Village, Contractor will be required to complete a Foreign Country of Concern Attestation.

ARTICLE 8: TRADE SECRETS. The Florida Legislature has determined in Florida Statutes § 815.04(3) (as to electronic records), and § 815.045 (as to all other records) that trade secret information, as defined in Florida Statutes § 812.081(1)(c), is confidential and exempt from public records disclosure. The statutory definition provides:

> "Trade secret" means the whole or any portion or phase of any formula, pattern, device, combination of devices, or compilation of information which is for use, or is used, in the operation of a business and which provides the business an advantage, or an opportunity to obtain an advantage, over those who do not know or use it. The term includes any scientific, technical, or commercial information, including financial information, and includes any design, process, procedure, list of suppliers, list of customers, business code, or improvement thereof. Irrespective of novelty, invention, patentability, the state of the prior art, and the level of skill in the business, art, or field to which the subject matter pertains, a trade secret is considered to be:
>
> 1. Secret;
> 2. Of value;
> 3. For use or in use by the business; and
> 4. Of advantage to the business, or providing an opportunity to obtain an advantage, over those who do not know or use it
>
> when the owner thereof takes measures to prevent it from becoming available to persons other than those selected by owner to have access thereto for limited purposes.

However, the Village will not be aware that a bid, proposal, or other response to a procurement solicitation contains such information. Therefore, bidders, proposers or other persons or entities responding to Village solicitations must specifically and clearly identify all portions of their responses which are believed to be a trade secret, as defined by the law, and must, as to each such designation, provide the basis upon which the designated information is a trade secret. **PLEASE NOTE** that under Florida law, a private party cannot render public records exempt from disclosure as containing trade secrets merely by designating information it furnishes a governmental agency as confidential. Thus, the mere designation of an entire submission as "confidential" will be insufficient to comply with this requirement.

While the Village will, to the extent possible, cooperate in any court action a bidder, proposer or responder may bring against any third-party requesting to inspect and copy portions of a response asserted to be a trade secret, if a bidder, proposer or responder fails, *prior to the submission of their materials* to the Village, to specifically and clearly designate information therein as a trade secret and to provide the supporting explanation for the designation, the right to assert the exemption may be lost, and the information may be subject to inspection and copying as otherwise provided for under the Public Records Act.

In the event any record is requested under the Public Records Act, procurement staff will consult with the Village's legal counsel and, if Village legal counsel agrees with the designation, the Village will assert the exemption and redact the relevant materials. If the Village's counsel disagrees with the designation, Village staff will inform the bidder, proposer or responder and that person or entity may file an injunctive or declaratory judgment action and seek such emergency orders as desired to protect the information. The Village notes that absent some unusual justification, a bidder's or proposer's contract price shall not constitute a trade secret.

ARTICLE 9: INDEMNIFICATION AND PRESERVATION OF IMMUNITY. To the greatest extent allowed by applicable law, the Contractor releases and shall indemnify, hold harmless, and defend each Village Indemnified Party (defined as the Village, and its officers, employees and agents) from and against Indemnified Loss, which is defined as claims, losses, costs, expenses, actions and causes of action, including reasonable attorney's fees at all levels, arising out or by reason of negligent actions or omissions of the Contractor, its directors, officers, employees, or agents in the carrying out of the terms and conditions of this Agreement. In no event will the Contractor be liable for loss of profits or for any consequential, special, indirect, incidental, punitive or exemplary damages or expenses.

Nothing herein shall be interpreted as a waiver by the Village of its rights, including the procedural requirements and limited waiver of immunity, as set forth in Florida Statutes § 768.28, or any other statute, and the Village expressly reserves these rights to the full extent allowed by law.

ARTICLE 10: APPLICABLE LAW, VENUE. The validity of this Agreement and of any of its terms and provisions, as well as the rights and duties of the parties hereunder, shall be interpreted and enforced pursuant to and in accordance with the laws of the State of Florida. Venue for any action or proceeding to enforce or interpret the terms of this Agreement shall be brought in Lee County, Florida. Venue for any federal court action shall be in the Ft. Myers Division of the United States District Court for the Middle District of Florida.

ARTICLE 11: ATTORNEYS' FEES. In any action brought between the Parties to enforce or construe the terms of this Agreement, each Party shall bear its own attorneys' fees and costs, including any incurred on appeal, regardless of the resolution of the case or related appeal(s).

ARTICLE 12: AMENDMENTS. This Agreement may be modified, amended or extended only by written amendment executed by authorized representatives of both Parties.

ARTICLE 13: HEADINGS; EXECUTION. All articles and descriptive headings of paragraphs in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

ARTICLE 14: SEVERABILITY. In the event that any term of this Agreement is adjudged by a court of competent jurisdiction to be invalid, such adjudication shall not affect or nullify the remaining terms thereof, nor shall it result in the failure of the Agreement unless the court finds that the remainder of the Agreement cannot be enforced absent the stricken term.

ARTICLE 15: NO THIRD-PARTY BENEFICIARY. This Agreement is for the benefit of the Parties and their respective successors and permitted assigns. Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors.

ARTICLE 16: AUTHORITY TO EXECUTE. Each Party hereto covenants to the other Party that it has lawful authority to enter into this Agreement and that the Party's representative executing same is authorized to do so on behalf of the Party.

The Parties hereto have caused this Agreement to be duly executed by their authorized representatives below.

Moretz Engineering Technologies, LLC	**Village of Estero**
By: _____	By: _____
Debra Moretz, President	Steve Sarkozy, Village Manager

Scope of Services

Task 1: Village Hall

Install 6-CD43 Dome Cameras (30 days) with 5 Year Camera License
Install 1-CF83-E Fisheye Camera (30 days) with 5 Year Camera License
Install 11-AD34 Card Reader for Door Access (reuse existing cable/strikes/maglocks for 11)
Install 16 Door Access Controller
Includes 5 Year Door Access License for 8 Doors
Install 1-BP Wireless Alarm Panel with 5 Year Advanced Video Alarm License for 1 Site
Includes 4-BR33 Wireless Panic Buttons and 1-WH52 Wireless Hub
Install Cat 6A Riser Cable and 1-24 Port Patch Panel Cat 6A in existing Rack
Install 24 Port PoE Switch, Surge Protection and Battery Back-Up
Includes shipping, cables, connectors and miscellaneous materials
Programming, testing and training included.

Task 2: Estero River Park

Install 2-CH52-E Outdoor Multi-Sensor Cameras (30 days) (Restroom)
Includes 5 Year Multi-Sensor Camera License
Install 1-CF63-E Bullet Varifocal Camera (30 days) with 5 Year Camera License (Bridge View)
Install 1-CR63-HW Outdoor Cellular Camera*** (30 days) with 5 Year Camera License
(Gate View) with Battery Back-Up and includes:
Solar Panel, Solar Panel Mount, Pole for Camera and Solar Mount
Install 4-AD34 Card Reader for Door Access
Install 4 Door Access Controller and 4-Electric Strikes
Includes 5 Year Door Access License for 4 Doors
Install Cellular Gateway with 5 Year Cellular Gateway License***
Install Cat 6A Riser Cable and 1-12 Port Patch Panel Cat 6A in 6 RU Enclosed Rack
Install 16 Port PoE Switch, Surge Protection and Battery Back-Up
Includes shipping, cables, connectors and miscellaneous materials
Programming, testing and training included.

***Cellular Data Plan not included – to be provided by Village of Estero

Task 3: SportsPark-Pre-Construction layout & design

Design, lay-out and engineer Verkada Cameras and Door Access that aligns with Village of Estero's security and operational requirements.

Task 4: River Oaks-Pre-Construction layout & design

Attachment A

Design, lay-out and engineer Verkada Cameras and Door Access that aligns with Village of Estero's security and operational requirements.

Task 5: Regional Pond-Pre-Construction layout & design

Design, lay-out and engineer Verkada Cameras and Door Access that aligns with Village of Estero's security and operational requirements.

Attachment A

Compensation and Payments

PAYMENTS TO CONTRACTOR SHALL BE AS FOLLOWS:

The Contractor shall be paid as follows:

	Task		Fees	Fee Type
1	Village Hall	$	63,604.00	Lump Sum
2	Estero River Park	$	42,650.00	Lump Sum
3	SportsPark Pre-Construction	$	3,400.00	NTE
4	River Oaks Pre-Construction	$	2,040.00	NTE
5	Regional Pond Pre-Construction	$	1,360.00	NTE
	Total	$	113,054.00	Lump Sum/NTE

Hourly rate $85/hr

The Village Manager may direct the Contractor to provide any of the Supplemental Services or to incur any of the Other Expenses set forth in the Contractor's Proposal, but the Village acknowledges such services or expenses are outside of the not-to-exceed fixed fee set forth above.

INVOICE AND PAYMENT TERMS:

Invoices will be paid within thirty (30) days of Village's receipt of such invoices unless otherwise agreed by the Parties.

Invoices shall describe with sufficient detail the tasks performed or authorized expenses incurred during the billing period, the professional(s) who performed the work, and shall contain copies of paid receipts where reimbursement is being sought.

The Village Manager or designee will review all invoices for completeness. In the event an invoice is found to be incomplete, or should any other question or dispute arise, same shall be processed using the procedures and timelines set forth in the Florida Local Government Prompt Payment Act, Part VII of Florida Statutes Chapter 218.

Attachment B

10226 Addendum 3

Village Wide Security System

Issue Date: 2/10/2026
Questions Deadline: 3/20/2026 11:00 AM (ET)
Response Deadline: 3/31/2026 11:00 AM (ET)

Contact Information

Contact: Steve Gillette
Address: Procurement Manager
9401 Corkscrew Palms Cir
Estero, FL 33928
Phone: 1 (239) 221-5035
Email: gillette@estero-fl.gov

Event Information

Number:	10226 Addendum 3
Title:	Village Wide Security System
Type:	Request for Proposal
Issue Date:	2/10/2026
Question Deadline:	3/20/2026 11:00 AM (ET)
Response Deadline:	3/31/2026 11:00 AM (ET)
Notes:	The Village of Estero, FL, in good faith, invites the submission of sealed proposals from interested and qualified for-profit or not-for-profit corporations, partnerships, or registered joint ventures authorized to do business in the State of Florida to present proposals for a **Village Wide Security System** to the Village of Estero, Fl. The Firm must furnish all labor, materials, equipment, and incidentals required to complete all work to the Village's quality standards. Solicitation documents and deadlines are available at https://estero.ionwave.net/HomePage.aspx Questions and proposals must be submitted online in the IONWWAVE system. Disadvantaged Business Enterprise (DBE) and Woman and Minority-Owned Business Enterprises (W/MBE) companies are encouraged to submit a proposal. Persons with disabilities requiring reasonable accommodation to participate in any aspect of this RFP should contact the Village Clerk at (239) 221-5035 as promptly as possible to allow the Village to examine the request and determine what, if any accommodations are possible.

Ship To Information

Address: 2nd Floor
9401 Corkscrew Palms Cir
Estero, FL 33928

Billing Information

Contact: Accounts Payable
Address: 9401 Corkscrew Palms Cir
Estero, FL 33928
Email: accountspayable@estero-fl.gov

Bid Activities

Non-Mandatory Pre-Proposal Meeting 3/3/2026 10:00:00 AM (ET)

A Pre-Proposal meeting will be held at Village Hall for a walk through of the building. The restroom facility is still a construction site and we are not able to provide a walk through.

9401 Corkscrew Palms Circle
2nd floor
Estero, FL 33928

Bid Attachments

Addendum Summary.docx Download

Summary of Addendums

Doc1.docx Download

Drawing of the Restroom Building

Estero River Park.pdf Download

Estero River Park South of River

Bid Documents.pdf Download

Main RFP Bid Documents

Plans1stand2ndFloor.pdf Download

Village Hall Floor 1 and 2 Plans

2025.03.28_Estero Sports Park.pdf Download

Estero Sports Park Map

xx 2024-09-24 Estero on the River Plans.pdf Download

Estero RiverPark Plans

xx 2025.12.11 Multi-Phase Master Plan.v1.tc.pdf Download

Master Plan Phases

Form 3.docx Download

Lobbying Affidavit

Form 7.docx Download

Non Collusion Affidavit

Affidavit_F.S. 287.138 and 787.06.pdf Download

Affidavit of Compliance

Requested Attachments

Lobbying Affidavit
(Attachment required)

Upload Lobbying Affidavit found in Attachments

Required Submittals
(Attachment required)

As required in Section F. (Section G omitted from this RFP). Please note that the required forms uploaded in this section should NOT be duplicated and submitted in this narrative section.

Proof of Insurance
(Attachment required)

Proof of Insurance or written statement of assurance of proposer's ability to meet the insurance coverage types and limits indicated in the RFP.

W9
(Attachment required)

Vendor's W9 (IRS form revised in 2024)

Non-Collusion Affidavit
(Attachment required)

Upload form Non-Collusion Affidavit found in Attachments

Upload Affidavit
(Attachment required)

Upload signed Affidavit for FS 287.138 and 787.06 found in Attachments

Bid Attributes

1	**Questions and Answers Addendum Acknowledgement** Questions and Answers were published, and I acknowledge reading and understanding the changes before I submitted my bid. ☐ I have read and accept *(Required: Check if applicable)*

2	**Addendum # 1 and #2 Acknowledgement** Addendum # 1 and #2 were issued and I acknowledge reading and understanding the change before I submitted my bid. A summary of changes is listed in the Attachments tab. Addendum #1 and #2 answered questions and NO material changes to the RFP were made. ☐ I have read and accept *(Required: Check if applicable)*
3	**Bidder's/Proposer's Certification** Bidder/Proposer understands and certifies that their submission does not change the scope of work specification published with this solicitation unless a question/answer or addendum officially issued by the Procurement Office changes the scope. ☐ I Acknowledge and Accept *(Required: Check if applicable)*
4	**Conflict of Interest Disclosure** Bidder/Proposer certifies that this submission has not been arrived at collusively or otherwise in violation of federal, state or local laws. The award of any Contract hereunder is subject to the provision of Chapter 112, Florida Statutes. Offerors must disclose with their Proposal the name of any officer, director, partner, proprietor, associate or agent which is also an officer or employees of the Village or of its agencies. Offerors must disclose in this section, the name of any officer or employee of Village who owns, directly or indirectly, an interest of five percent (5%) or more in the Offeror's firm or any of its branches or affiliate companies. **If no ownership conflicts enter N/A, otherwise enter ownership conflicts here.** _____ _____ _____ _____ _____ _____ *(Required: Maximum 4000 characters allowed)*

5 **Drug Free Certification**

In accordance with Florida Statutes § 287.087, bidder hereby certifies that the company bidding does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the Drug-Free statement.

4. Notify the employees that as a condition of working on the commodities or contractual services that are under proposal, employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or no lo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

☐ I Accept and Certify
(Optional: Check if applicable)

6 **Vendor List Certifications**

The Florida Department of Management Services prohibits the use of vendors which appear on their Vendor Lists. Bidder/Proposer is certifying they are NOT on the following Vendor lists as maintained by the Florida Department of Management Services:

Florida Statute 787.06(13)	Forced Labor Vendor List (Awarded Firm required to provide Affidavit)
Florida Statute 287.133	Convicted Vendor List/Public Entity Crimes
Florida Statute 287.134	Discriminatory Vendor List
Florida Statute 287.1351	Suspended Vendor List
Florida Statute 287.137	Antitrust Violator List
Florida Statute 287.135	Scrutinized List of Prohibited Companies
Florida Statute 287.057(1-3)	Federal Excluded Parties List

☐ I have read and accept
(Required: Check if applicable)

7 **E-Verify Certification**

Your Firm and your subcontractors shall register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021

☐ I accept and Certify
(Required: Check if applicable)

Bid Lines

1 **Package Header**

PILOT PROJECT (INSTALL-READY SITES)

Total: $

Package Items

1.1 Estero River Park – Restroom Facility (Pilot Installation)
Provide a lump-sum price to furnish and install a complete cloud-based video surveillance and access control system for the Estero River Park restroom facility. Pricing shall include all required hardware, software, Year-1 cloud licensing, labor, configuration, testing, and commissioning.
(Response required)

Quantity: 1 UOM: Lump Sum Price: $ Total: $

1.2 Estero River Park - Trail Cameras
See map called Estero River Park South of River. The red dots indicate four additional cameras needed for trail security which will feed back to the the Restroom facility. For reference, the white X on the map is the restroom facility
(Response required)

Quantity: 1 UOM: Lump Sum Price: $ Total: $

1.3 Village Hall – Pilot / Retrofit Site
Provide a lump-sum not-to-exceed price for site walkthrough, pilot system design, and bill of materials (BOM) development for Village Hall. Deliverables shall include proposed camera and door schedules, device locations, infrastructure assumptions, and a final pilot installation price.
(Response required)

Quantity: 1 UOM: Lump Sum Price: $ Total: $

1.4 Village Hall with Additional Equipment – Pilot / Retrofit Site, with additional equipment upgrade as indicated in Scope of Work
Provide a lump-sum not-to-exceed price for site walkthrough, pilot system design, and bill of materials (BOM) development for Village Hall. Deliverables shall include proposed camera and door schedules, device locations, infrastructure assumptions, and a final pilot installation price.

(Response required)

Quantity: 1 UOM: Lump Sum Price: $ Total: $

2 Package Header

ACCESS CONTROL SCENARIO PRICING

Total: $

Package Items

2.1 Interior Door – Electric Strike
Includes electric strike, reader, REX, DPS, controller, power supply, cabling within wall or ceiling, programming, testing, and commissioning. Fire alarm interface assumed available.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

2.2 Interior Door – Magnetic Lock
Includes magnetic lock, reader, REX motion sensor and push button, DPS, controller, power supply, fire alarm interface, cabling, programming, testing, and commissioning.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

2.3 Exterior Door – Electrified Panic / Crash Bar
Includes electrified panic hardware, weather-rated reader, power transfer, DPS, controller, power supply, fire alarm interface, cabling, programming, testing, and commissioning.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

3 Package Header

VIDEO SURVEILLANCE SCENARIO PRICING

Total: $

Package Items

3.1 Interior Fixed Camera
Includes camera, mounting hardware, cabling within ceiling or wall, PoE connection, configuration, aiming, labeling, and cloud onboarding.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

3.2 Exterior Camera – Existing Light Pole
Includes camera, pole mount, use of existing power and conduit, cabling, weatherproofing, configuration, aiming, and cloud onboarding.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

3.3 Exterior Camera – Building or Structure Mount
Includes camera, mounting hardware, conduit and cabling to nearest power or network point, weatherproofing, configuration, aiming, and cloud onboarding.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

3.4 Specialty / Long-Range Camera
Includes specialty cameras such as LPR, multi-sensor, PTZ, or equivalent. Provide unit pricing and assumptions.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4 Package Header

RECURRING SUPPORT, LICENSING & COMMERCIAL TERMS

Total: $

Package Items

4.1 Video System Support – per Camera / per Year
Includes remote support, troubleshooting, firmware updates, health monitoring, and break-fix response per proposer's standard service levels.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4.2 Access Control Support – per Door / per Year
Includes system support, reader and controller troubleshooting, credential system support, firmware updates, and break-fix response per proposer's standard service levels.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4.3 Intercom / Specialty Device Support – per Device / per Year
Includes support and maintenance for intercoms, emergency phones, LPR cameras, and other specialty devices.
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4.4 Cloud Licensing – Annual Recurring Costs
Video license – per camera / per year
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4.5 Cloud Licensing – Annual Recurring Costs
Access license – per door / per year
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4.6 Cloud Licensing – Annual Recurring Costs
Intercom license – per device / per year (if applicable)
(Response required)

Quantity: 1 UOM: EA Price: $ Total: $

4.7 Labor Rates
Standard hourly rate
(Response required)

Quantity: 1 UOM: HR Price: $ Total: $

4.8 Labor Rates
After-hours / emergency hourly rate
(Response required)

Quantity: 1 UOM: HR Price: $ Total: $

4.9 Labor Rates
Weekend / holiday hourly rate (if applicable)
(Response required)

Quantity: 1 UOM: HR Price: $ Total: $

Supplier Notes: ☐ Additional notes *(Attach separate sheet)*

4.10 Discount Off MSRP (by Category)
Cameras
(Response required)

Total: %

4.11 Discount Off MSRP (by Category)
Access control hardware
(Response required)

Total: %

4.12 Discount Off MSRP (by Category)
Network equipment
(Response required)

Total: %

4.13 Discount Off MSRP (by Category)
Cloud licensing
(Response required)

Total: %

4.14 Maximum Annual Increase Cap
State the maximum allowable annual percentage increase for support, maintenance, and licensing renewals.
(Response required)

Total: %

5 Package Header

Multi Year Pricing Options

Pricing for each term shall be clearly identified in the proposal so the Village can evaluate and compare the available options during the review process.
The Village reserves the right to award the contract based on the base term or to consider the multi-year options if determined to be in the best interest of the Village.

Total: $

Package Items

5.1
Base Annual Pricing (One-Year Term)

Proposers shall provide standard annual pricing based on the scope of services defined in this RFP.

(Response required)

Quantity: 1 UOM: YR Price: $ Total: $

5.2
Three (3) Year Contract Option

Proposers shall provide annual pricing based on a three-year commitment. Proposers must clearly identify the **percentage discount off MSRP or their standard pricing** applied for the three-year term.

(Response required)

Quantity: 3 UOM: YR Price: $ Total: $

5.3

Five (5) Year Contract Option

Proposers shall provide annual pricing based on a five-year commitment. Proposers must clearly identify the **percentage discount off MSRP or their standard pricing** applied for the five-year term.

(Response required)

Quantity: 5 UOM: YR Price: $ Total: $

Supplier Information

Company Name: _____

Contact Name: _____

Address: _____

_____

_____

_____

Phone: _____

Fax: _____

Email: _____

Supplier Notes

_____

_____

_____

_____

_____

_____

_____

_____

As an authorized representative of the Bidder/Proposer, I have carefully examined this solicitation which includes details and information for interested firms. I hereby propose to provide the items and/or services requested in this solicitation and certify that all information contained in my submission is truthful to the best of my knowledge. I agree to hold pricing for at least 150 calendar days to allow the Village time to properly evaluate bids/proposals. I agree that the Village terms and conditions herein will take precedence over any conflicting terms and conditions submitted with my bid/proposal and I agree to abide by all conditions of this solicitation. Bidder/Proposer agrees to furnish all labor, materials, equipment, and other incidental items, facilities, and services necessary in full accordance with this solicitation. If awarded, the Bidder/Proposer is ready, willing, and able to perform the work for the unit pricing indicated and, as applicable, will complete all work within the time limits and schedule as specified for the pricing awarded. Bidders/Proposers must demonstrate to the satisfaction of the Village that the minimum qualifications set forth in this solicitation have been met. Up to date and current firm contact information is the sole responsibility of the submitting firm.

_____ _____

Print Name *Signature*

Section F

TAB 1-Executive Summary

A brief overview of Mock Engineering Technologies (MET) understanding of the Project objectives and scope:

Mock Engineering Technologies (MET) recognizes that the Village of Estero is seeking a comprehensive and future-ready security solution. The primary goal is to establish a unified, cloud-based platform for both video surveillance and access control, which will encompass all current and planned municipal facilities. This initiative represents more than just the adoption of new technology; it is a foundational step in supporting the Village's transition as it grows and acquires new public assets. The solution must offer consistent, scalable, and secure protection for people, property, and operations throughout the municipality.

The project's objective is to create and implement a cloud-native, ONVIF-compliant system that standardizes security operations across a variety of environments. These include administrative buildings, parks, recreational complexes, and future public works facilities. The system must be flexible enough to adapt to the unique operational requirements of each site, while also maintaining standardization. MET emphasizes the need for an open-architecture solution that avoids vendor lock-in, adheres to industry standards (such as ONVIF S/G/T/M and Mercury-based access control), and allows for seamless integration of hardware from multiple vendors as needs evolve.

The scope of work (SOW) includes the entire lifecycle of the system: engineering, design, procurement, installation, configuration, and ongoing support. This involves deploying high-resolution IP cameras with advanced analytics, implementing secure, role-based access control systems, and establishing centralized monitoring through a unified cloud dashboard. The solution must also feature robust cybersecurity measures, encrypted communications, and resilient infrastructure that relies on minimal onsite hardware. By leveraging cloud storage and management, the Village can significantly reduce maintenance requirements.

MET understands that the system must accommodate both existing facilities (Village Hall and Estero River Park) as well as future developments, such as the Entertainment Campus, River Oaks Preserve, and other municipal sites. Each location has distinct security needs, ranging from high-traffic surveillance and event management to remote monitoring of parks and environmentally sensitive areas. Addressing these requirements calls for an approach that is both flexible and standardized.

Ultimately, MET's understanding is that the Village aims to implement a scalable, secure, and user-friendly platform. This platform should enhance operational efficiency, enable centralized control, and support long-term growth. The solution must provide reliable performance, real-time visibility, and the capacity to expand as new facilities are added, ensuring a sustainable and future-proof security ecosystem for the Village of Estero.

A summary of the proposed delivery approach and overall system philosophy:

MET's delivery approach is based on a structured, lifecycle methodology to ensure the Village of Estero receives a fully integrated, scalable, and future-ready security system. The process is designed to minimize disruption and maximize long-term value. It begins with collaborative discovery and thorough requirements validation, engaging with Village stakeholders to refine site-specific needs, confirm operational priorities, and align security objectives across all facilities.

Comprehensive system design follows, including detailed camera layouts, access control schematics, and network architecture. Each component is tailored to its environment, while also conforming to the Village's standards for consistency and interoperability. Implementation proceeds in a phased and coordinated manner, prioritizing existing facilities like Village Hall and aligning deployment schedules with the construction timelines of new parks and buildings. MET emphasizes quality-controlled installation, rigorous testing, and formal commissioning to verify system performance, cybersecurity compliance, and reliability.

Training and documentation are essential elements of MET's approach, ensuring Village staff are fully prepared to manage and operate the system from the outset. Post-deployment, MET provides ongoing support, maintenance options, and as-needed services to guarantee the system remains optimized and responsive to evolving needs.

The overall system philosophy is built on a cloud-first, open-architecture model, emphasizing flexibility, security, and long-term sustainability. MET is committed to delivering a non-proprietary, ONVIF-compliant platform that enables the Village to integrate best-of-breed technologies and avoid vendor lock-in. Centralized management through a unified cloud interface allows for real-time monitoring, streamlined access control, and efficient administration across all sites, regardless of their size or complexity.

The concept of scalability is central to the design, ensuring the system can expand seamlessly as new facilities are added, without requiring extensive reinvestment or redesign. The philosophy also prioritizes minimizing onsite hardware by utilizing cloud services and edge devices, which reduces maintenance needs and increases system resilience.

At its core, MET's approach delivers a standardized yet adaptable security ecosystem. This ensures consistent performance across all Village facilities while providing the flexibility to meet the unique demands of each site and support future growth.

Identification of key differentiators that distinguish MET from other respondents:

- Established in Southwest Florida since 1986
- Registered/Resides as a local Lee County business
- Holds a State of Florida Contractor License
- Official Verkada Partner
- Extensive experience with local government projects, including work for the Lee County School District, South Trail Fire District, Lee County Mosquito Control District, Peace River Manasota Regional Water Supply Authority, Lee County Sheriff's Department and City of Fort Myers
- Specializing in Low Voltage Systems (Cameras, Door Access, Cat 6/6A Data Cable, SM/MM Fiber Optics)

1 high-level description of relevant experience with similar municipal or public sector projects:

MET installed Cat 6 cable, fiber optic cable, and cameras in +35 schools over the last 5 years for Lee County School District. Initial installation included up to 150 cameras per site and now installing retrofit/adds of up to 100 cameras per site.

Confirmation of MET's ability to meet the schedule, coordination, and long-term support expectations of the Village:

Throughout the past four decades, MET has consistently managed scheduling, coordination, and ongoing support for numerous clients during initial installations, modifications, and upgrades in alignment with client timelines. MET collaborates closely with each client to ensure schedules are adhered to and future projects are efficiently planned. By speaking to our clients, the Village will also confirm our ability to meet the schedule, coordination, and long-term support expectations of the Village.

Section F

TAB 2-Firm Qualifications & Experience

Company Organizational Chart:

MET was founded in 2021 to address the need for highly skilled and innovative technology services in southwest Florida and specifically for voice/data/video applications. MET's office is located at 2240 Hemingway Drive, Suite H, Fort Myers, FL 33912.

Forrest and Debra Moretz are the company's principals. There are 2 managers and 6 field Technicians.

- Date of inception for MET is 12/06/2021.
- Forrest (49%) and Debra (51%) own 100% of the company's stock.
- Forrest and Debra purchased Mock Engineering, Inc. from George and Geneva Mock, after working at Mock Engineering, as managers from 1986 (Forrest) and 1992 (Debra) to 2021.

Licenses and Certifications:

See attached for:

MET-Business License

Joshua Moretz-State of FL Electrical Contractor as a Limited Energy Systems Specialist (Low Voltage)

George Mock-RCDD Registered Communications Distribution Designer

Mock Engineering-Leviton Certified Cabling System Partner

Mitch Wyatt-Registered Leviton Telcom Certified Installer

Mitch Wyatt-FOTEC Fiber Optic Training

OSHA 10 Certified-Carlos Perez, Ethan Barnhart, Travis Crawford, Connor Wikstrom, Tabitha Palmer, Joshua Moretz, Forrest Moretz, Lauren Moretz, Thomas "Mitch" Wyatt

CJI Certification-Ethan Barnhart, Harlan "Travis" Crawford, Thomas M. Wyatt, Connor Wikstrom, Carlos Perez

Proposed Subcontractors:

Not Applicable.

Lee County Tax Collector
Noelle Branning

Business Tax Receipt

MORETZ ENGINEERING TECHNOLOGIES LLC
MORETZ ENGINEERING TECHNOLOGIES LLC
DBA MOCK ENGINEERING TECHNOLOGIES
2240 HEMINGWAY DR SUITE H
FORT MYERS, FL 33912

Dear Business Owner:

Your **2025 - 2026** Lee County Business Tax Receipt is attached below for account number / receipt number: **1078951 / 2202376**

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

- Business name
- Ownership
- Physical location
- Business closed

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

I hope you have a successful year.

Sincerely,

R. Noelle Branning

Lee County Tax Collector

2025-2026
LEE COUNTY BUSINESS TAX RECEIPT

Account Number: 1078951
Receipt Number: 2202376
State License Number: ES12002092

Account Expires: September 30, 2026

Location:
2240 HEMINGWAY DR SUITE H
FORT MYERS, FL 33912

May engage in the business of:
ELECTRICAL SPECIALTY - LOW VOLTAGE CONTRACTOR
THIS BUSINESS TAX RECEIPT IS NON REGULATORY

MOCK ENGINEERING TECHNOLOGIES
MORETZ ENGINEERING TECHNOLOGIES LLC
MORETZ ENGINEERING TECHNOLOGIES LLC
DBA MOCK ENGINEERING TECHNOLOGIES
2240 HEMINGWAY DR SUITE H
FORT MYERS, FL 33912

Payment Information:		
PAID	INT-00-03585708	07/08/2025
		$ 50.00

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ELECTRICAL CONTRACTORS' LICENSING BOARD

THE SPECIALTY ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

AS A LIMITED ENERGY SYSTEMS SPECIALIST

MORETZ, JOSHUA DANIEL GEORGE

MOCK ENGINEERING TECHNOLOGIES
2240-H HEMINGWAY DRIVE
FORT MYERS FL 33912

LICENSE NUMBER: ES12002601

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/18/2025

Do not alter this document in any form.

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

General Attachment: 03-Contractor_s Written Proposal.pdf



LEVITON TELCOM

RECEIVED JUL 22 1996

July 15, 1996

George Mock
Mock Engineering, Inc.
1198 Hemingway Dr.
Ft. Myers FL 33912

LEVITON TELCOM
2222 - 222ND STREET SE
BOTHELL, WA 98021-4422
U.S.A.
206/486-2222
206/485-3373 FAX
206/485-5100 VMX

A DIVISION OF LEVITON MFG. CO., INC.

Dear Mr. Mock:

Thank you and congratulations on becoming a Leviton Certified Cabling System partner. Your Partner Certification # is:

96062502

In approximately two weeks you will receive your official document of certification along with certificates for your participating staff and a plaque for your offices. If you have questions about the program in the meantime, please don't hesitate to call me at 206-486-2222 ext.439.

Thank you for your support of Leviton Telcom and welcome to the program.

Best Regards,

Susan Hutsinpiller
Certified Cabling System Program Manager

mw

cc: field representative

EXCELLENCE IN FRAME-TO-STATION CONNECTIVITY & SUPPORT.

Leviton CCS Program Partner Certification

Mock Engineering, Inc.

Mock Engineering, Inc., has met Leviton's Certified Cabling System (CCS) Program Partner selection criteria and has successfully completed the program training. Therefore, **Mock Engineering, Inc.,** is hereby certified as a Leviton CCS Program Partner, and as such is authorized by Leviton to design and install Leviton Certified Cabling Systems, and to support the Leviton CCS 15 Year Applications Assurance and Lifetime Extended Warranty

Mock Engineering, Inc., has agreed to conform to all Leviton specified and TIA/EIA compliant installation practices as presented in Leviton's certified installer training program. In addition **Mock Engineering, Inc.,** agrees to install only Leviton approved products and category compliant cabling.

Approved systems designed for TIA/EIA-568A channel performance and registered with Leviton by a certified CCS Program Partner are covered by the Leviton CCS Program Applications Assurance and Extended Warranty.

CERTIFIED CABLING SYSTEM
15 YEAR APPLICATION ASSURANCE &
LIFETIME EXTENDED WARRANTY

Leviton's approved Certified Cabling System products, when properly installed in both the telecommunications closet and the work area by Leviton Certified Cabling System (CCS) Program Partners with the appropriate category rated cable in strict compliance with the electrical performance criteria of the TIA/EIA-568A standard will support and conform to EIA/TIA-568A specifications covering ANY CURRENT OR FUTURE APPLICATION which supports transmission over a properly constructed horizontal cabling system premises network link which meets the channel performance as described in Annex E of TIA/EIA-568A. In addition, these same Leviton products will be free from defects in material or faulty workmanship for as long as they are installed in a certified cabling system.

The specific terms and conditions of the 15 Year Applications Assurance and Lifetime Extended Warranty are set forth in the Leviton CCS Program Partner Agreement.

96062502	June 25, 1996
Certification Number	Certification Date
Leviton CCS Program Manager	7-24-96 Date
Leviton Marketing Manager	7/24/96 Date

It is hereby recognized that

Thomas Mitchell Wyatt

is a Registered Leviton Telcom Certified Installer.

Communications cabling systems installed
by the above on behalf of
Mock Engineering, Inc.
are eligible for Leviton's *Certified Cabling System*
Applications Assurance & Extended Warranty.

LEVITON CERTIFIED CABLING SYSTEM

LEVITON TELCOM

Susan Hutsinpiller
CCS Program Administrator

Peter Newman
Marketing Manager

7-16-96
Date

Excellence in Frame-to-Station Connectivity and Support℠

fotec

the fiber optic test equipment company

Certificate of Completion

Fotec certifies that MITCH WYATT

has successfully completed a fiber optic training seminar on

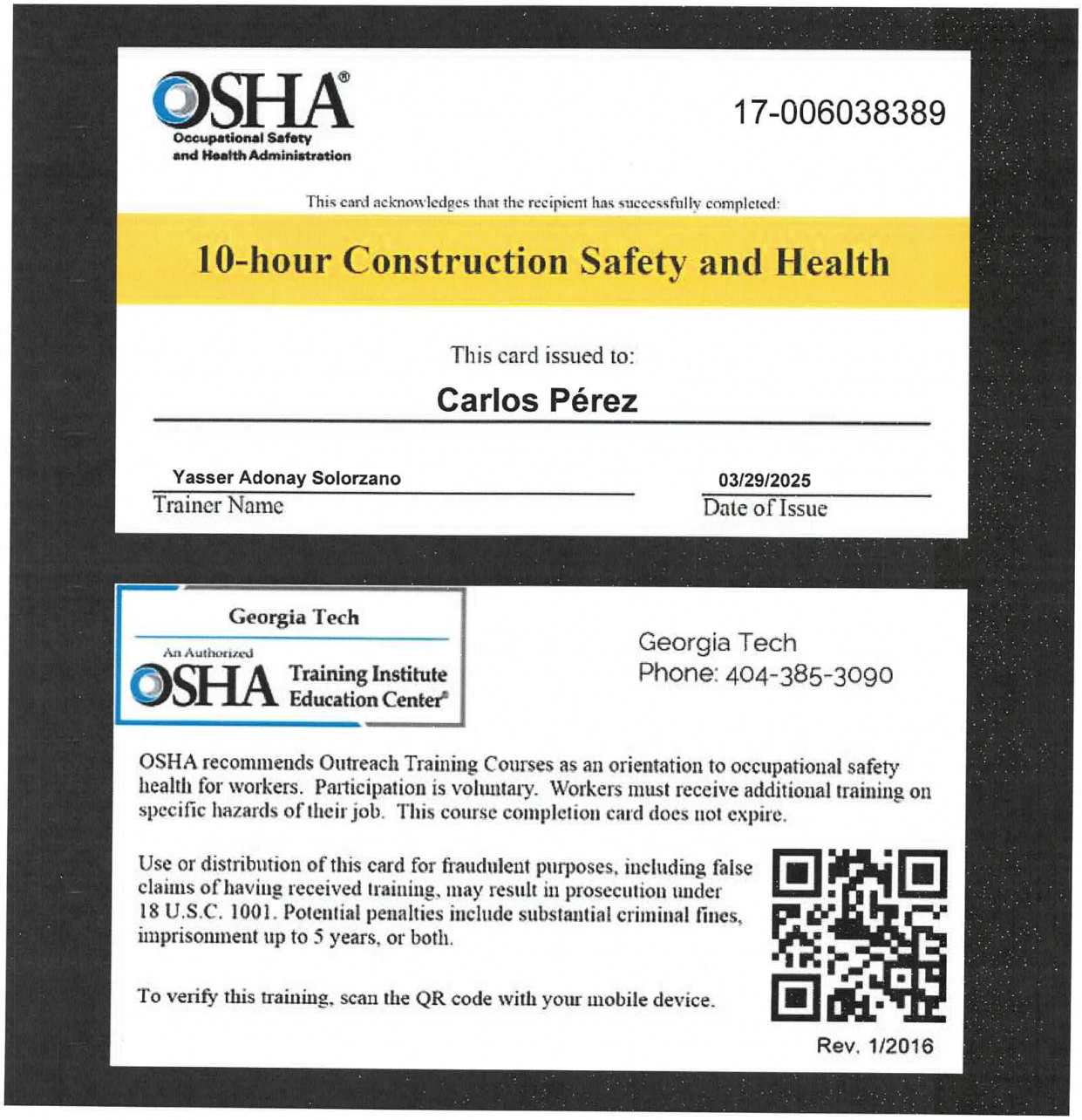
The Basics of Fiber & FDDI

Date MARCH 15, 1994

Instructor Jim Hayes

Location ORLANDO, FLORIDA

fotec incorporated, the schrafft center, box 246, boston, massachusetts 02129
toll free 800-537-8254 (617) 241-7810 fax (617) 241-8616 telex 501372 fotec



OSHA®
Occupational Safety and Health Administration

17-006038389

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Carlos Pérez

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

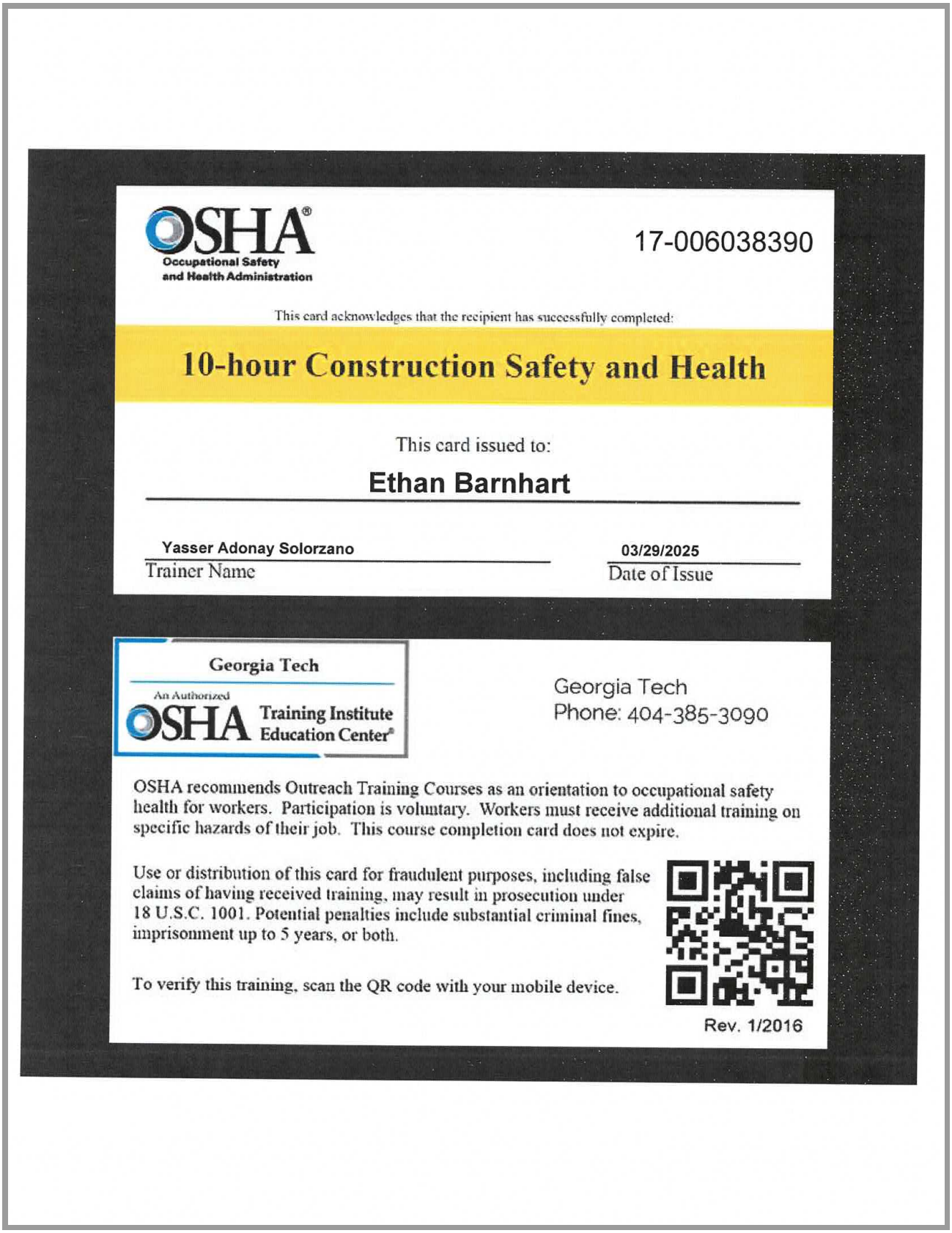
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038390

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Ethan Barnhart

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

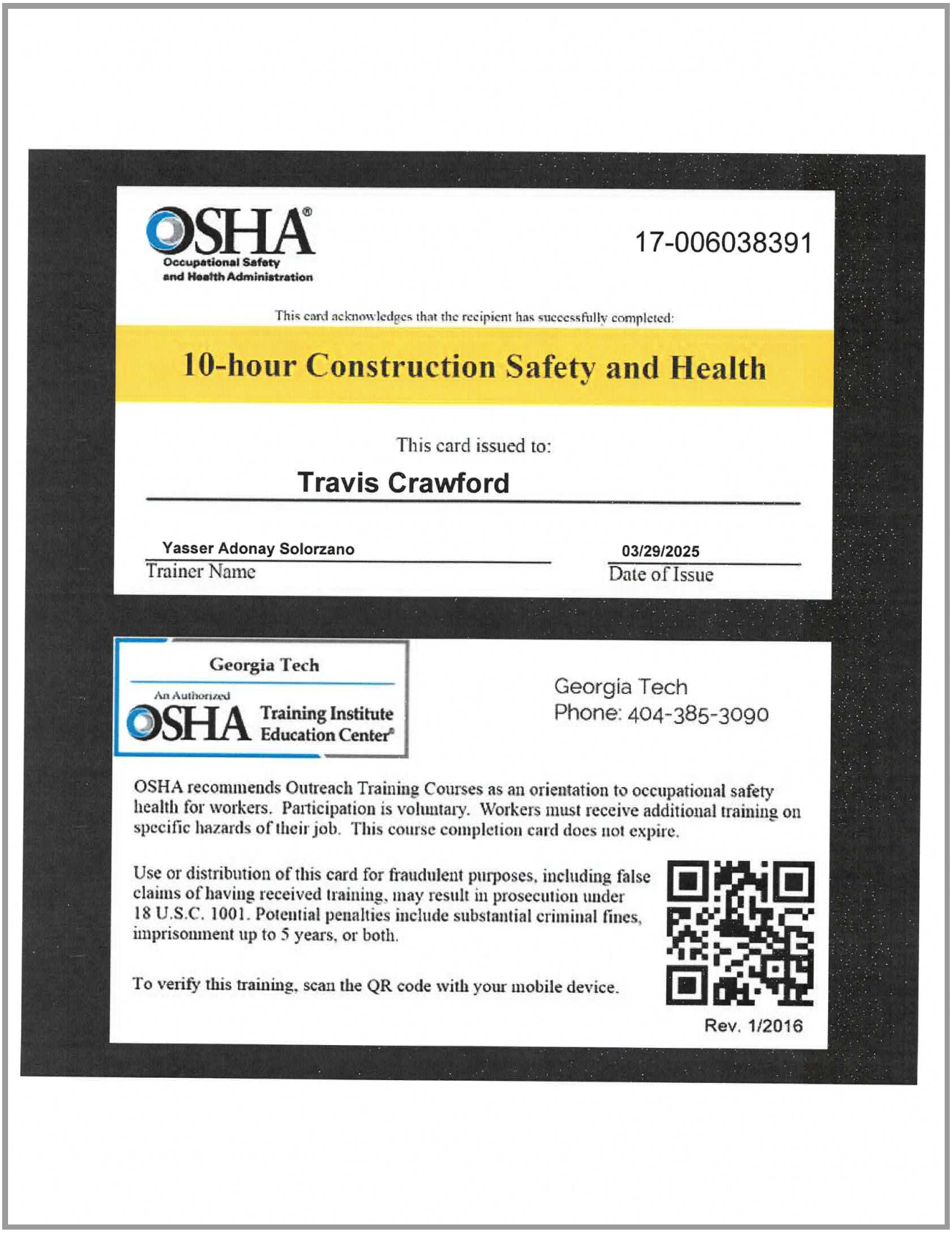
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038391

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Travis Crawford

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

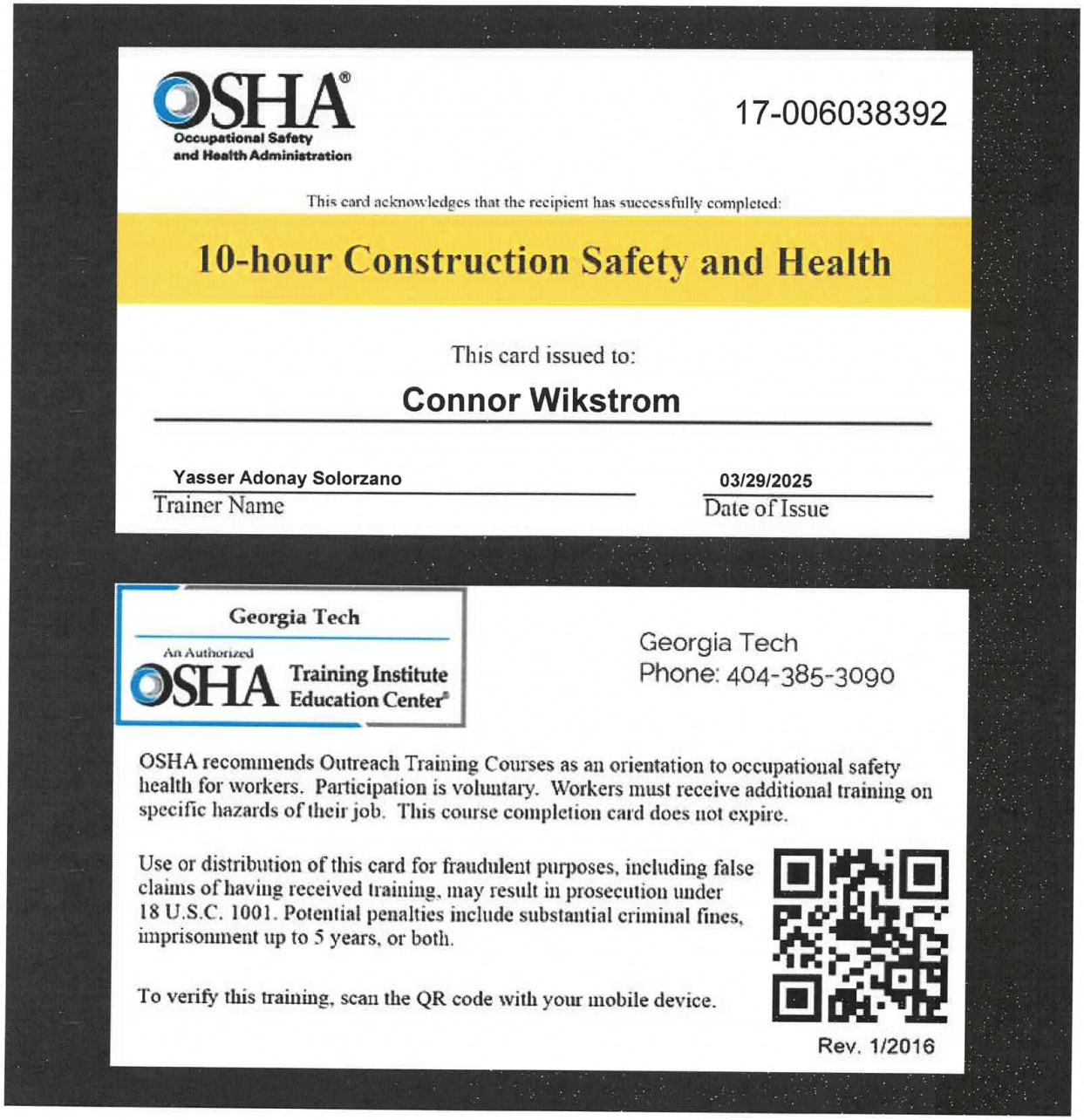
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038392

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Connor Wikstrom

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

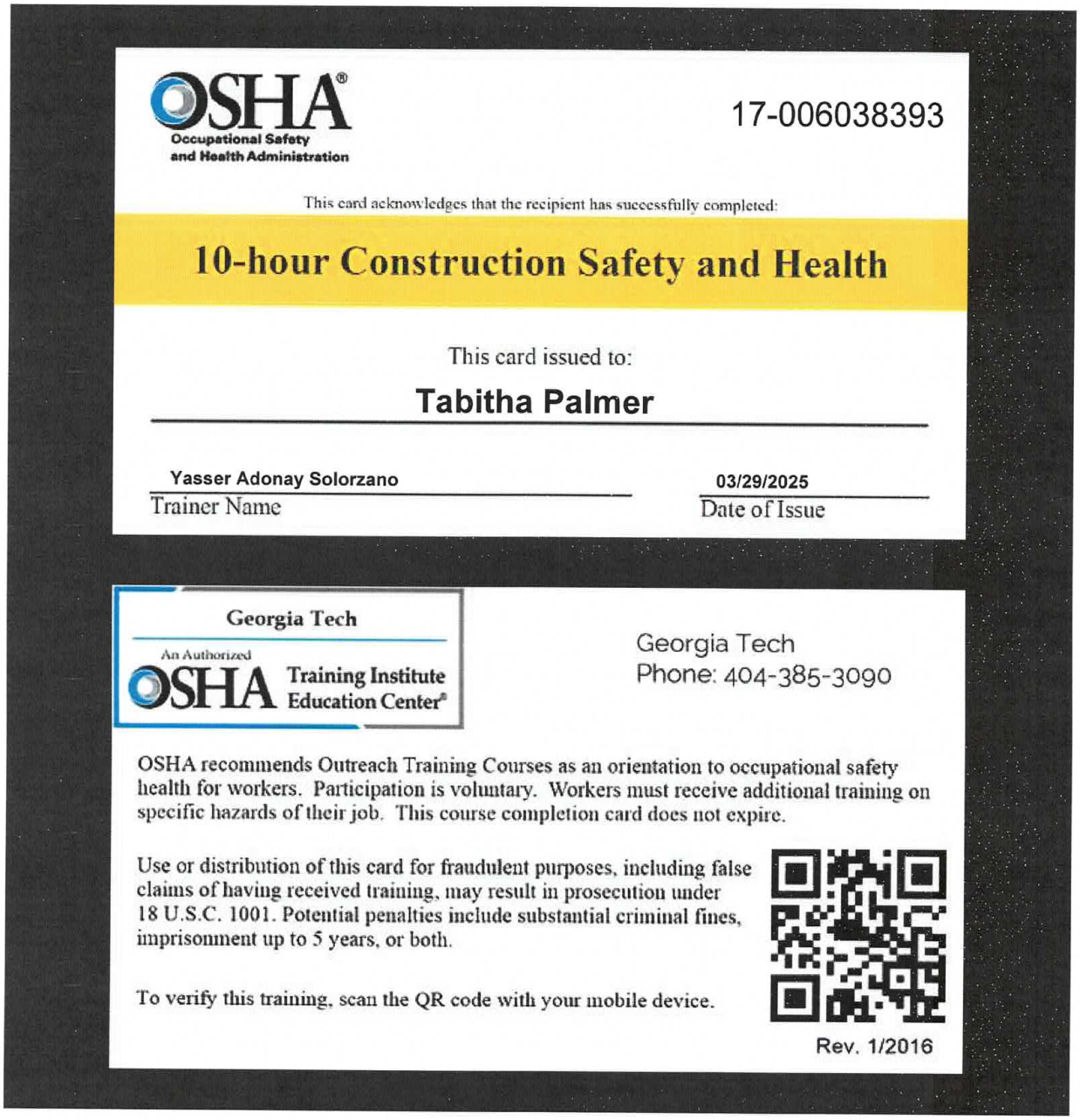
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038393

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Tabitha Palmer

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

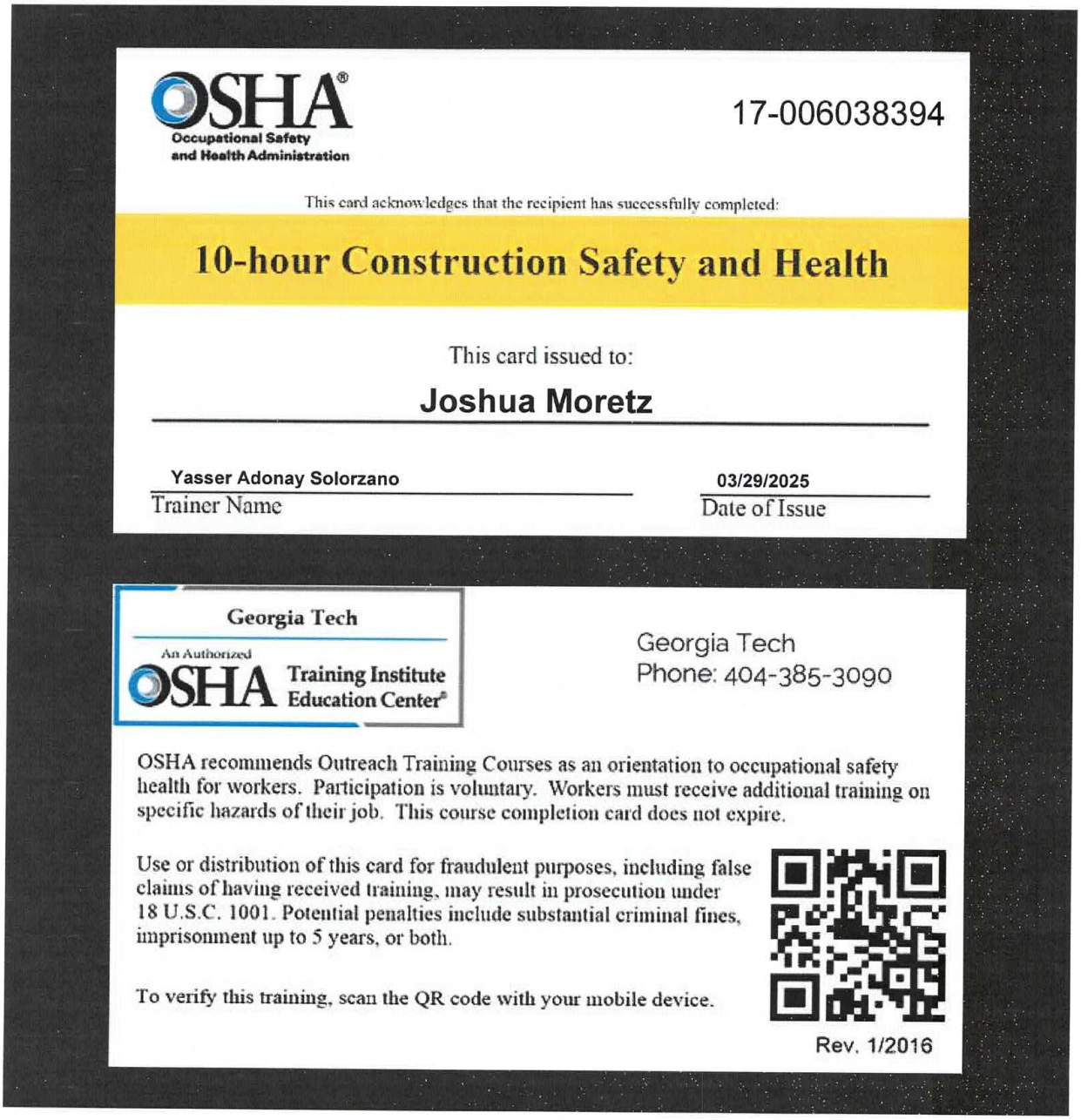
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038394

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Joshua Moretz

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

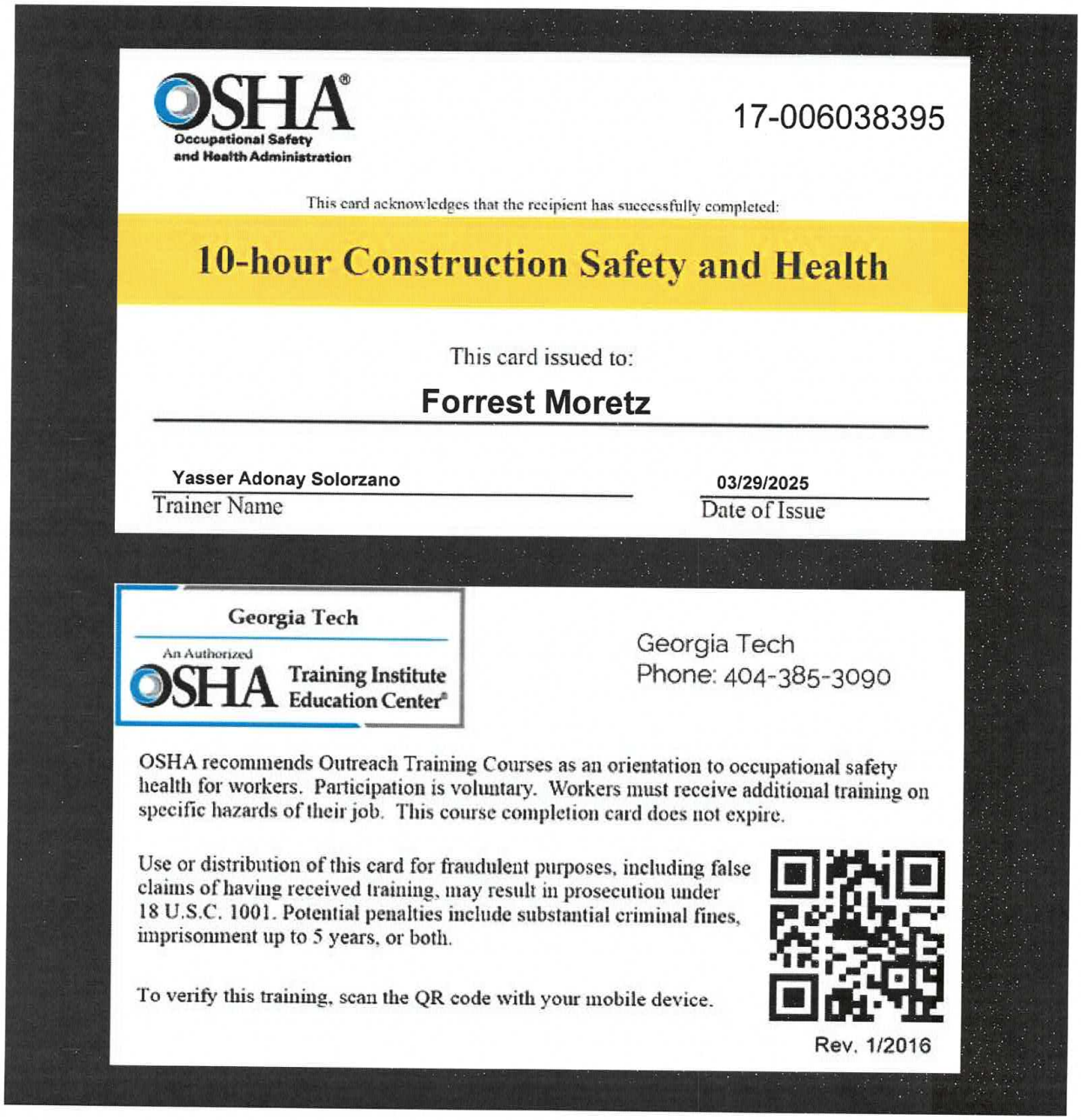
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038395

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Forrest Moretz

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

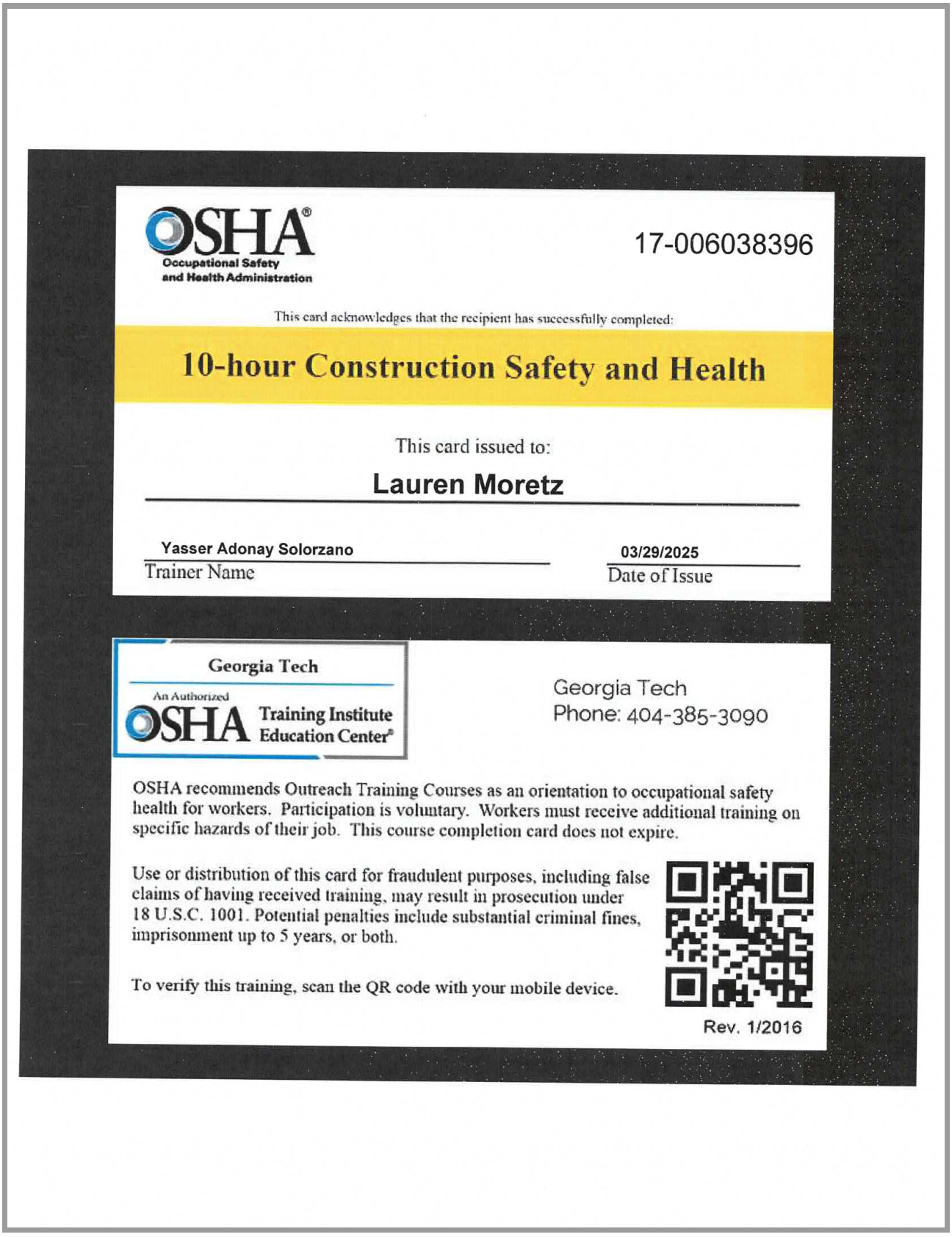
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038396

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Lauren Moretz

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

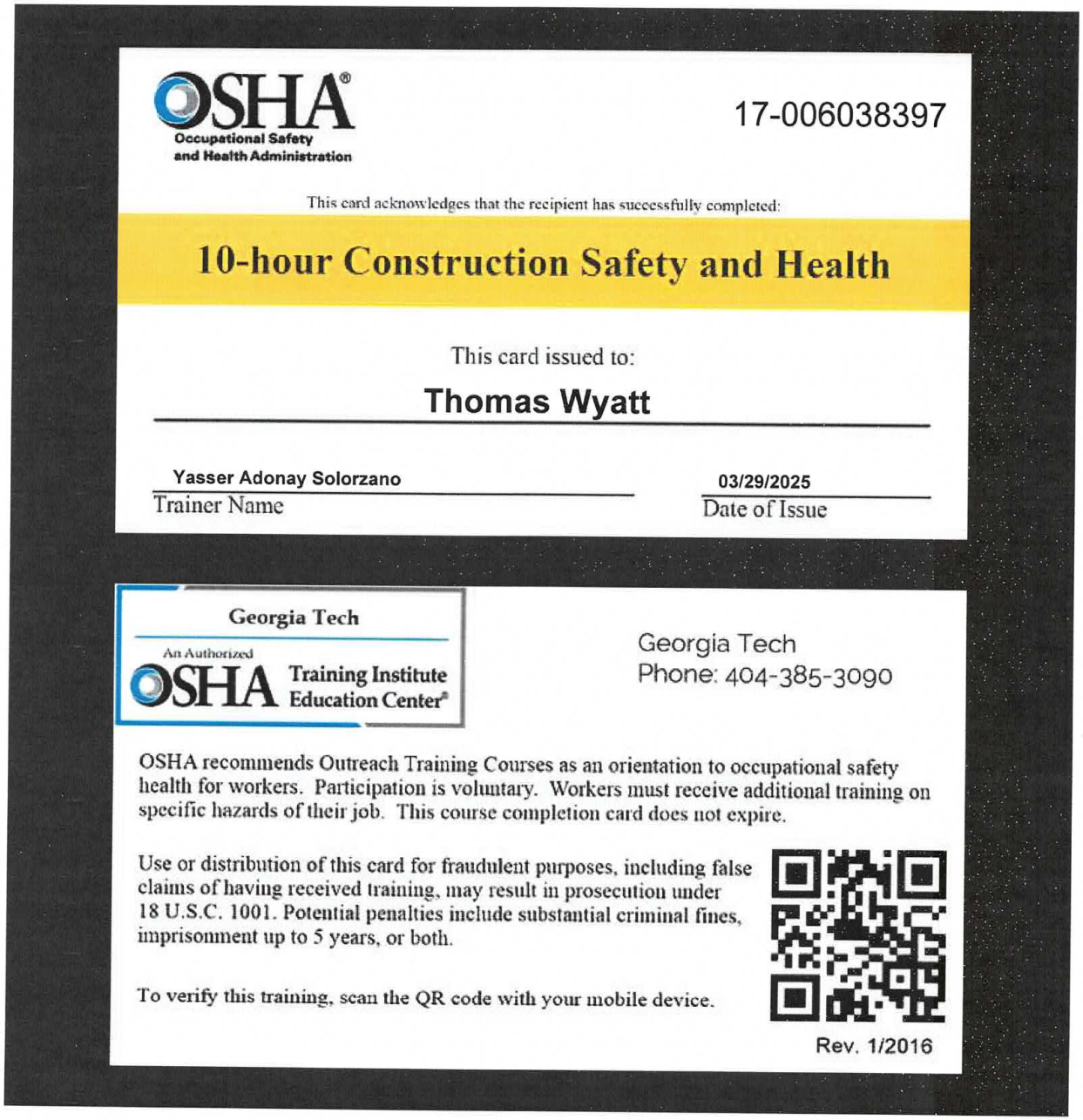
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



OSHA®
Occupational Safety and Health Administration

17-006038397

This card acknowledges that the recipient has successfully completed:

10-hour Construction Safety and Health

This card issued to:

Thomas Wyatt

Yasser Adonay Solorzano
Trainer Name

03/29/2025
Date of Issue

Georgia Tech
An Authorized OSHA Training Institute Education Center®

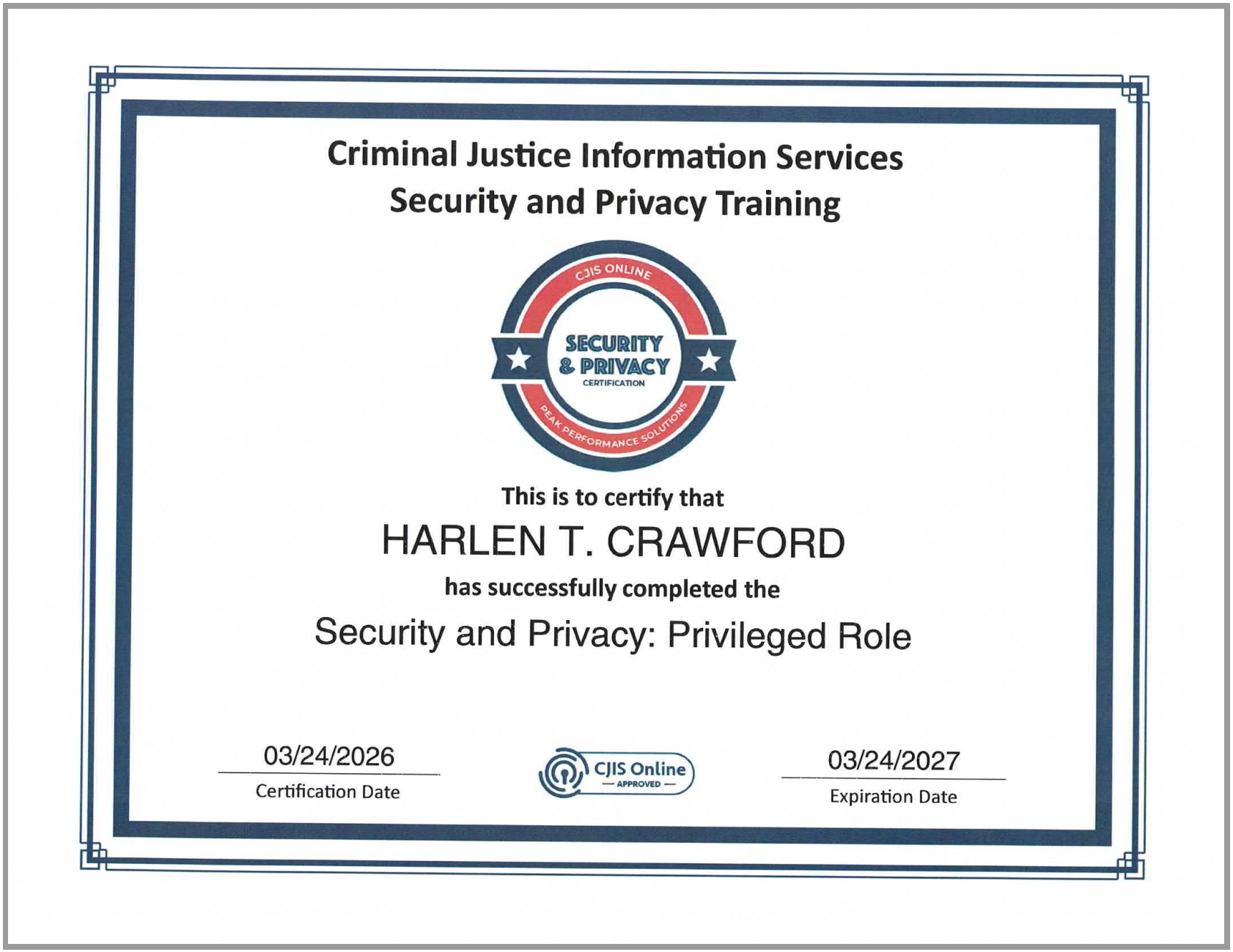
Georgia Tech
Phone: 404-385-3090

OSHA recommends Outreach Training Courses as an orientation to occupational safety health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to 5 years, or both.

To verify this training, scan the QR code with your mobile device.

Rev. 1/2016



Criminal Justice Information Services
Security and Privacy Training

CJIS ONLINE
SECURITY & PRIVACY
CERTIFICATION
PEAK PERFORMANCE SOLUTIONS

This is to certify that

HARLEN T. CRAWFORD

has successfully completed the

Security and Privacy: Privileged Role

03/24/2026
Certification Date

CJIS Online
— APPROVED —

03/24/2027
Expiration Date

Criminal Justice Information Services
Security and Privacy Training

This is to certify that

THOMAS M. WYATT

has successfully completed the

Security and Privacy: Privileged Role

03/26/2026
Certification Date

CJIS Online — APPROVED —

03/26/2027
Expiration Date

Criminal Justice Information Services

Security and Privacy Training

CJIS ONLINE

SECURITY & PRIVACY CERTIFICATION

PEAK PERFORMANCE SOLUTIONS

This is to certify that

ETHAN G. BARNHART

has successfully completed the

Security and Privacy: Privileged Role

03/24/2026

Certification Date

CJIS Online — APPROVED —

03/24/2027

Expiration Date

Criminal Justice Information Services
Security and Privacy Training

This is to certify that

CONNOR WIKSTROM

has successfully completed the

Security and Privacy: Privileged Role

03/23/2026
Certification Date

CJIS Online — APPROVED —

03/23/2027
Expiration Date

Criminal Justice Information Services

Security and Privacy Training

CJIS ONLINE

SECURITY & PRIVACY CERTIFICATION

PEAK PERFORMANCE SOLUTIONS

This is to certify that

CARLOS J. PEREZ

has successfully completed the

Security and Privacy: Privileged Role

03/23/2026

Certification Date

CJIS Online — APPROVED —

03/23/2027

Expiration Date

Related Experience:

- Lee County School District
  - Brian Roach, brianwr@leeschools.net 239-337-8558
  - Installed Cat 6 Cable (jacks, patch panels), fiber optics, conduit, installed cameras for surveillance camera projects for 35+ schools over 6+ years
  - Multiple contracts starting in 2016, 2019, 2021, 2025
  - Multiple-Contract Value $2,000 to $40,000
  - 2016-2026 ongoing (finished latest school Trafalgar 3-29-2026)
- Suncoast Beverage
  - Ross Hedvicek, rossh@suncoastbev.com 239-334-3520
  - Installed 900 Cat 6 Data Ports (including 100+ Cameras, 100+ Access Points, 43 Door Access), Single Mode Fiber Optics for 2 buildings (Main/Shop)-12 IDF Backbone and 4 External Gate Access for Property. Install 100 Cameras/Server, 100 Access Points, 14 PoE Switches, 43 Door Access/Controller, 4 Gate Access/Controller and 2-298" Projection Screens and 2-Projectors, Paging/Music Speakers (60), Crestron System with Shure Mics. Installed Ring Central Phone System.
  - Multiple contracts over 10 years at multiple locations
  - Last contract was +$1,000,000
    - Preconstruction 11/2023-3/2024 and Construction 3/2024-6/2025
    - Ongoing support as needed
- Sanctuary Golf Club
  - Michelle Cote-CFO, mcote@sanctuarygc.net 239-472-6616
  - Installed 100+ Cat 6 Data, Verkada Cameras, Sensors and Multiple Phone Systems (Toshiba and Ring Central). Installed Speakers and projector.
  - Multiple contracts over 11 years (Hurricane repairs)
  - Last contract was +$55,000.00

References:

See Attached

EMAIL REFERENCE REQUEST FORM

ITN #N257511DO, Wiring - Structured Cabling and Phone Systems Installation & Support

CLIENT TO COMPLETE AND RETURN VIA EMAIL TO THE SCHOOL DISTRICT OF LEE COUNTY

REQUESTING AGENCY: **SCHOOL DISTRICT OF LEE COUNTY, FLORIDA**

PROPOSER'S NAME: Moretz Engineering Technologies LLC DBA Mock Engineering Technologies

CLIENT AGENCY/FIRM PROVIDING REFERENCE: Suncoast Beverage Sales Inc

CLIENT's INDIVIDUAL NAME: Ross Hedvicek

EMAIL ADDRESS: rossh@suncoastbev.com **PHONE:** 239-334-3520

In response to Invitation to Negotiate No. N257511DO, the School District of Lee County requires interested Proposers to submit client references for a minimum of three (3) prior engagements for which the Proposer has served in this capacity.

Instructions to Proposers: Complete the Proposer Name and distribute this form to a minimum of three (3) clients and request the form be completed and returned in compliance with the Instructions to Client References. Proposer's **clients** shall email the completed Reference Form to DerekJO@leeschools.net, and references shall only be accepted from the Proposers client's email address. References may include no more than one reference from the School District of Lee County.

Instructions to Client References: Complete this reference questionnaire and return it no later than **2:00 PM** EST, **October 9, 2025**, via email, to DerekJO@leeschools.net.

1. Is the Proposer currently providing services for your organization or have they provided support for this service in the past 3 years? Yes X No ____
   For what duration were the services provided? The last 5 years at this job, another 20 at my previous job.
2. What services were provided by the Proposer to the organization? Cabling (cat5/6, fiber, coax, phone)
   cameras, door access, audio visual, design services.
3. What was the size of the project/services? ~$1million on the last project alone
4. Were the services provided as part of a performance-based contract, or another type of contract? ____
   Normal bid contract
5. Describe the performance requirements or measure of success, and the successful and less than successful services delivered.
   Value, scope, flexibility to changes. All requirements were met in a timely manner.
6. Was the Proposer able to meet the stated goals? Describe the type and amount of savings realized as a result of the Proposer's services?
   Yes, all stated goals were met on time and on or under budget.
7. Please rate the Proposers knowledge and expertise of the individual's assigned to the project. (5 being excellent, 1 being unacceptable) 5

8. Please list Proposers principle representatives involved in the project. Please rate them individually. Comment on the skills, knowledge, behaviors or other factors based on the rating. (5 being excellent, 1 being unacceptable)

Name: Travis Crawford Rating: 5

Name: Mitch Wyatt Rating: 5

Name: Connor Wikstrom Rating: 5

Name: Josh Moretz Rating: 5

Name: Carlos Perez Rating: 5

Name: Ethan Barnhart Rating: 5

Comments: Debra and Forest Moretz were also heavily involved. Everyone was knowledgeable about their area and performed admirably.

9. Please rate the dynamics/interaction between the Proposer's staff and the Client the staff. (5 being excellent, 1 being unacceptable) 5

10. Which aspect(s) of the Proposers services are most satisfied? Flexibility to change. We had several not insignificant changes during this project and they were adapted to and handled expediently

11. Which aspect(s) of the Proposers services are least satisfied? Can't think of anything.

12. Please rate the satisfaction with the Proposers response time to questions and/or issues. (5 being excellent, 1 being unacceptable) 5

13. Would you recommend the Proposers services again? Yes, they are and will continue to be a primary contractor for the types of services they provide.

Email completed form to DerekJO@leeschools.net and copy the Proposer before **2:00 PM** EST on **October 9, 2025**

EMAIL REFERENCE REQUEST FORM

ITN #N257511DO, Wiring - Structured Cabling and Phone Systems Installation & Support

CLIENT TO COMPLETE AND RETURN VIA EMAIL TO THE SCHOOL DISTRICT OF LEE COUNTY

REQUESTING AGENCY: **SCHOOL DISTRICT OF LEE COUNTY, FLORIDA**

PROPOSER'S NAME: Moretz Engineering Technologies LLC DBA Mock Engineering Technologies

CLIENT AGENCY/FIRM PROVIDING REFERENCE: The Sanctuary Golf Club, Inc

CLIENT's INDIVIDUAL NAME: Michelle Cote

EMAIL ADDRESS: mcote@sanctuarygc.net **PHONE:** 239-472-6616

In response to Invitation to Negotiate No. N257511DO, the School District of Lee County requires interested Proposers to submit client references for a minimum of three (3) prior engagements for which the Proposer has served in this capacity.

Instructions to Proposers: Complete the Proposer Name and distribute this form to a minimum of three (3) clients and request the form be completed and returned in compliance with the Instructions to Client References. Proposer's **clients** shall email the completed Reference Form to **DerekJO@leeschools.net**, and references shall only be accepted from the Proposers client's email address. References may include no more than one reference from the School District of Lee County.

Instructions to Client References: Complete this reference questionnaire and return it no later than **2:00 PM** EST, **October 9, 2025**, via email, to DerekJO@leeschools.net.

1. Is the Proposer currently providing services for your organization or have they provided support for this service in the past 3 years? Yes X No ____
   For what duration were the services provided? We have worked with them for 8+ yrs.
2. What services were provided by the Proposer to the organization? Cat 6 Cable, Fiber Optics, Cameras, Door Access, Wi-Fi and Design Services, Phone System
3. What was the size of the project/services? Over $150k over the years
4. Were the services provided as part of a performance-based contract, or another type of contract? Mostly set contracts
5. Describe the performance requirements or measure of success, and the successful and less than successful services delivered.
   Working systems, on-going support
6. Was the Proposer able to meet the stated goals? Describe the type and amount of savings realized as a result of the Proposer's services?
   Yes, we continue to use the company because they back their services and provide excellent support.
7. Please rate the Proposers knowledge and expertise of the individual's assigned to the project. (5 being excellent, 1 being unacceptable) 5

8. Please list Proposers principle representatives involved in the project. Please rate them individually. Comment on the skills, knowledge, behaviors or other factors based on the rating. (5 being excellent, 1 being unacceptable)

Name: Debra Moretz Rating: 5

Name: Mitch Wyatt Rating: 5

Name: Travis Crawford Rating: 5

Name: Connor Wikstrom Rating: 5

Name: Carlos Perez Rating: 5

Name: _____ Rating: 5

Comments: The team consistently provides excellent follow-up & delivers successful resolutions. Over the years, we have expanded our partnership with the company because they have proven to be honest, reliable, easy to work with, timely in their responses, and highly knowledgeable about the products they support.

9. Please rate the dynamics/interaction between the Proposer's staff and the Client the staff. (5 being excellent, 1 being unacceptable) 5

10. Which aspect(s) of the Proposers services are most satisfied? The initial walk-through to install of a project and the ongoing support of their products.

11. Which aspect(s) of the Proposers services are least satisfied? N/A

12. Please rate the satisfaction with the Proposers response time to questions and/or issues. (5 being excellent, 1 being unacceptable) 5

13. Would you recommend the Proposers services again? Absolutely

Email completed form to DerekJO@leeschools.net and copy the Proposer before **2:00 PM** EST on **October 9, 2025**

EMAIL REFERENCE REQUEST FORM

ITN #N257511DO, Wiring - Structured Cabling and Phone Systems Installation & Support

CLIENT TO COMPLETE AND RETURN VIA EMAIL TO THE SCHOOL DISTRICT OF LEE COUNTY

REQUESTING AGENCY: **SCHOOL DISTRICT OF LEE COUNTY, FLORIDA**

PROPOSER'S NAME: Moretz Engineering Technologies LLC DBA Mock Engineering Technologies

CLIENT AGENCY/FIRM PROVIDING REFERENCE: Diamond Tours, Inc.

CLIENT's INDIVIDUAL NAME: Eric Kirkpatrick

EMAIL ADDRESS: ekirkpatrick@diamondtours.com **PHONE:** 2392258735

In response to Invitation to Negotiate No. N257511DO, the School District of Lee County requires interested Proposers to submit client references for a minimum of three (3) prior engagements for which the Proposer has served in this capacity.

Instructions to Proposers: Complete the Proposer Name and distribute this form to a minimum of three (3) clients and request the form be completed and returned in compliance with the Instructions to Client References. Proposer's **clients** shall email the completed Reference Form to **DerekJO@leeschools.net**, and references shall only be accepted from the Proposers client's email address. References may include no more than one reference from the School District of Lee County.

Instructions to Client References: Complete this reference questionnaire and return it no later than **2:00 PM** EST, **October 9, 2025**, via email, to DerekJO@leeschools.net.

1. Is the Proposer currently providing services for your organization or have they provided support for this service in the past 3 years? Yes X No ____
   For what duration were the services provided? 20 years
2. What services were provided by the Proposer to the organization? Low voltage wiring, phone system installation and support
3. What was the size of the project/services? 50+ users and multiple phone systems/ Likely >$300,000
4. Were the services provided as part of a performance-based contract, or another type of contract? Negotiated installation contracts, and fee based support
5. Describe the performance requirements or measure of success, and the successful and less than successful services delivered.
   Systems and equipment installed, configured and continuously running properly
6. Was the Proposer able to meet the stated goals? Describe the type and amount of savings realized as a result of the Proposer's services?
   All stated goals met
7. Please rate the Proposers knowledge and expertise of the individual's assigned to the project. (5 being excellent, 1 being unacceptable) 5

8. Please list Proposers principle representatives involved in the project. Please rate them individually. Comment on the skills, knowledge, behaviors or other factors based on the rating. (5 being excellent, 1 being unacceptable)

Name: Debra Mortez Rating: 5

Name: Forest Mortez Rating: 5

Name: Joshua Mortez Rating: 5

Name: Mitch Wyatt Rating: 5

Name: Tabitha Rating: 5

Name: _____ Rating: _____

Comments: _____

9. Please rate the dynamics/interaction between the Proposer's staff and the Client the staff. (5 being excellent, 1 being unacceptable) 5

10. Which aspect(s) of the Proposers services are most satisfied? All systems installed and working properly, all communication timely.

11. Which aspect(s) of the Proposers services are least satisfied? N/A

12. Please rate the satisfaction with the Proposers response time to questions and/or issues. (5 being excellent, 1 being unacceptable) 5

13. Would you recommend the Proposers services again? Yes.

Email completed form to DerekJO@leeschools.net and copy the Proposer before **2:00 PM** EST on **October 9, 2025**

EMAIL REFERENCE REQUEST FORM

ITN #N257511DO, Wiring - Structured Cabling and Phone Systems Installation & Support

CLIENT TO COMPLETE AND RETURN VIA EMAIL TO THE SCHOOL DISTRICT OF LEE COUNTY

REQUESTING AGENCY: **SCHOOL DISTRICT OF LEE COUNTY, FLORIDA**

PROPOSER'S NAME: Moretz Engineering Technologies LLC DBA Mock Engineering Technologies

CLIENT AGENCY/FIRM PROVIDING REFERENCE: Stevens Construction Inc.

CLIENT's INDIVIDUAL NAME: C. Jay Wolfe III

EMAIL ADDRESS: jayw@stevensbuilds.com **PHONE:** c: 239-326-1043, o: 239-936-9006

In response to Invitation to Negotiate No. N257511DO, the School District of Lee County requires interested Proposers to submit client references for a minimum of three (3) prior engagements for which the Proposer has served in this capacity.

Instructions to Proposers: Complete the Proposer Name and distribute this form to a minimum of three (3) clients and request the form be completed and returned in compliance with the Instructions to Client References. Proposer's **clients** shall email the completed Reference Form to **DerekJO@leeschools.net**, and references shall only be accepted from the Proposers client's email address. References may include no more than one reference from the School District of Lee County.

Instructions to Client References: Complete this reference questionnaire and return it no later than **2:00 PM** EST, **October 9, 2025**, via email, to DerekJO@leeschools.net.

1. Is the Proposer currently providing services for your organization or have they provided support for this service in the past 3 years? Yes X No ____
   For what duration were the services provided? Over the course of several months during the project (s)
2. What services were provided by the Proposer to the organization? Structured cabling, low voltage and data cabling for several new builds and renovations.
3. What was the size of the project/services? $20,000 to $70,000 is their subcontract value.
4. Were the services provided as part of a performance-based contract, or another type of contract? Hard bid or negotiated
5. Describe the performance requirements or measure of success, and the successful and less than successful services delivered.
   Best value, completness of scope, proactive assistance with design and meeting schedules.
6. Was the Proposer able to meet the stated goals? Describe the type and amount of savings realized as a result of the Proposer's services?
   In all aspects, perfomance has exceeded expectations on mutiple projects.
7. Please rate the Proposers knowledge and expertise of the individual's assigned to the project. (5 being excellent, 1 being unacceptable) 5

8. Please list Proposers principle representatives involved in the project. Please rate them individually. Comment on the skills, knowledge, behaviors or other factors based on the rating. (5 being excellent, 1 being unacceptable)

Name: Debra Moretz Rating: 5

Name: Travis Crawford Rating: 5

Name: Mitch Wyatt Rating: 5

Name: Connor Wikstrom Rating: 5

Name: _____ Rating: _____

Name: _____ Rating: _____

Comments: The Mock Engineeering team is always professional, prepared, knowledgable and attentive to the project schedules.

9. Please rate the dynamics/interaction between the Proposer's staff and the Client the staff. (5 being excellent, 1 being unacceptable) 5

10. Which aspect(s) of the Proposers services are most satisfied? Timliness of installation, communications with our office and field teams. Complete scopes and understanding of the project details. They are very client oriented.

11. Which aspect(s) of the Proposers services are least satisfied? not applicable.

12. Please rate the satisfaction with the Proposers response time to questions and/or issues. (5 being excellent, 1 being unacceptable) 5

13. Would you recommend the Proposers services again? Yes, we have recomended Mock Engineering to several clients. They are a preferred subcontractor for these services.

Email completed form to **DerekJO@leeschools.net** and copy the Proposer before **2:00 PM** EST on **October 9, 2025**

EMAIL REFERENCE REQUEST FORM

ITN #N257511DO, Wiring - Structured Cabling and Phone Systems Installation & Support

CLIENT TO COMPLETE AND RETURN VIA EMAIL TO THE SCHOOL DISTRICT OF LEE COUNTY

REQUESTING AGENCY: **SCHOOL DISTRICT OF LEE COUNTY, FLORIDA**

PROPOSER'S NAME: Moretz Engineering Technologies LLC DBA Mock Engineering Technologies

CLIENT AGENCY/FIRM PROVIDING REFERENCE: American Oncology Network

CLIENT's INDIVIDUAL NAME: Reid Helgemo

EMAIL ADDRESS: reid.helgemo@aoncology.com **PHONE:** 9416619209

In response to Invitation to Negotiate No. N257511DO, the School District of Lee County requires interested Proposers to submit client references for a minimum of three (3) prior engagements for which the Proposer has served in this capacity.

Instructions to Proposers: Complete the Proposer Name and distribute this form to a minimum of three (3) clients and request the form be completed and returned in compliance with the Instructions to Client References. Proposer's **clients** shall email the completed Reference Form to **DerekJO@leeschools.net**, and references shall only be accepted from the Proposers client's email address. References may include no more than one reference from the School District of Lee County.

Instructions to Client References: Complete this reference questionnaire and return it no later than **2:00 PM** EST, **October 9, 2025**, via email, to DerekJO@leeschools.net.

1. Is the Proposer currently providing services for your organization or have they provided support for this service in the past 3 years? Yes yes No ____
   For what duration were the services provided? consistently for the past 2 years
2. What services were provided by the Proposer to the organization? full service cabling, net new builds as well as repairs and additions
3. What was the size of the project/services? anything from 1 drop to 150+, $300-$50,000
4. Were the services provided as part of a performance-based contract, or another type of contract? Just a normal SOW contract
5. Describe the performance requirements or measure of success, and the successful and less than successful services delivered.
   ensure that everything is installed neatly and tested prior to completion, if there is ever an issue it is reso
6. Was the Proposer able to meet the stated goals? Describe the type and amount of savings realized as a result of the Proposer's services?
   Yes, everytime
7. Please rate the Proposers knowledge and expertise of the individual's assigned to the project. (5 being excellent, 1 being unacceptable) 5

8. Please list Proposers principle representatives involved in the project. Please rate them individually. Comment on the skills, knowledge, behaviors or other factors based on the rating. (5 being excellent, 1 being unacceptable)

Name: Travis Crawford-Project Lead Rating: 5

Name: Debra Moretz - President Rating: 5

Name: Mitch Wyatt-Project Lead Rating: 5

Name: _____ Rating: _____

Name: _____ Rating: _____

Name: _____ Rating: _____

Comments: _____

9. Please rate the dynamics/interaction between the Proposer's staff and the Client the staff. (5 being excellent, 1 being unacceptable) 5

10. Which aspect(s) of the Proposers services are most satisfied? Their responsiveness, they are always able to assist in a very timely manner

11. Which aspect(s) of the Proposers services are least satisfied? none

12. Please rate the satisfaction with the Proposers response time to questions and/or issues. (5 being excellent, 1 being unacceptable) 5

13. Would you recommend the Proposers services again? Yes, I have used them for every local project over

Email completed form to DerekJO@leeschools.net and copy the Proposer before **2:00 PM** EST on **October 9, 2025**

Section F

TAB 3-Staff Qualifications & Experience

Team Organizational Chart:

- Debra Moretz-President (Sales & Marketing)
- Forrest Moretz-Vice President (Engineering)
- Lauren Moretz-Business Manager
- Tabitha Palmer-Sales Manager
- Joshua Moretz-Lead Field Engineer/Estimator
- Travis Crawford-Senior Cable Technician
- Mitch Wyatt-Senior Cable Technician
- Carlos Perez-Field Engineer
- Connor Wikstrom-Cable and Field Engineer
- Ethan Barnhart-Cable and Field Engineer

Key Personnel:

- Debra Moretz-President (Sales & Marketing)
  - 35 Years Sales & Marketing at Mock Engineering
    - Project Management of Telecommunication Systems for multiple companies across Lee/Collier/Charlotte Counties
- Forrest Moretz-Vice President (Engineering)
  - 40 Years Engineering at Mock Engineering, Electrical Engineer, Estimator, Installed +1000 Telephone Systems, Cameras, Data, Door Access, AV.
- Lauren Moretz-MBA Business Manager
  - Business Management 10 years (4 Years at MET)
- Tabitha Palmer-Sales Manager
  - Sales & Marketing for 15 years, Project Management of Telecommunication Systems, training on all equipment/systems (3 years at MET)
- Joshua Moretz-Lead Field Engineer/Estimator
  - 13 Years at MET, CCNA, Low Voltage Contractor, Certified Mitel Installer, Ring Central/Tadiran Certified installer, installed +500 Telephone Systems, Cameras, Data, Door Access, AV and Cell Boosters.

- Travis Crawford-Senior Cable Technician
  - 30 Years BICSI Engineer, 6 Years with MET, Project Manager for Suncoast Beverage Projects, AON Projects, Peace River Management Regional Water Supply Authority Projects, Royal Palm Coast Realtor Association, Sono Bello, Stevens Construction-Hope Building 4, Bermuda RV Park, Rauschenberg Foundation, Naples Baker Senior Center, Orthopedic Specialist of SW FL, multiple others. Installing Cat 6 Data, 16/2-18/2/4-22/2/6, Fiber Optics (SM/MM), Cameras, Door Access, Access Points, Cell Boosters, AV Systems, Telephone Systems-Hosted/Ring Central/Tadiran and On-Premise/Mitel.
- Mitch Wyatt-Senior Cable Technician
  - 40 Years Low Voltage Engineer, 33 Years with MET, Project Manager for Lee County Mosquito Control District, Sanctuary Golf Club, South Trail Fire District, Bermuda RV Park, Rauschenberg Foundation, AON Projects, Suncoast Beverage Projects, Bill Smith Appliance Stores/Corp Office, Matter Brothers, Orthopedic Center of FL, Florida Neurology Group, ABC Supply Companies, Xfinity Store locations around State of FL. Installing Cat 6 Data, 16/2-18/2/4-22/2/6, Fiber Optics (SM/MM), Cameras, Door Access, Access Points, Cell Boosters, AV Systems, Telephone Systems-Hosted/Ring Central/Tadiran and On-Premise/Mitel.
- Carlos Perez-Field Engineer
  - 3 Years with MET, CC Technical College, Certified Mitel Installer, Ring Central/Tadiran Certified installer, Programmer/installed +100 Telephone Systems, Cameras, Data, Door Access, AV and Cell Boosters.
- Connor Wikstrom-Cable and Field Engineer
  - 15 Months with MET, Veteran, Low Voltage installer for 5 years, Installing Cat 6 Data, 16/2-18/2/4-22/2/6, Fiber Optics (SM/MM), Cameras, Door Access, Access Points, AV Systems, Project Manager for Lee County School District Camera Systems.
- Ethan Barnhart-Cable and Field Engineer
  - 14 Months with MET, Low Voltage installer/Project Manager for 10 years, Installing Cat 6 Data, 16/2-18/2/4-22/2/6, Fiber Optics (SM/MM), Cameras, Door Access, Access Points, AV Systems, Project Manager for Somero's and Sanctuary Golf Club's Verkada Camera/Door Access Systems.

- Affiliated organizations: Building Industry Consulting Services International, known as BICSI; Registered Communications Distribution Designer (RCDD).
- Accreditations: Degreed Electrical Engineers; Cisco Certified Network Associate (CCNA).
- Partnerships: Leviton Structured Cabling Systems Contractor; Mitel Authorized Dealer; Ring Central Authorized Partner; Tadiran-Aeonix Authorized Dealer; Adtran Authorized Data Partner; KERI Systems Authorized Dealer; AXIS Surveillance Partner; HikVision Surveillance Partner; Verkada Authorized Partner; Valcom Audio Systems Partner; plus, numerous other industry certifications available upon request.

Section F

TAB 4-Project Approach

Proposed Approach & Methodology:

MET understands the Village of Estero requires a unified, cloud-based security platform for all municipal facilities. The goal is to provide a scalable, secure, and centrally managed solution for video surveillance and access control that enhances safety, protects assets, supports operations, and reduces long-term costs.

To meet these objectives, MET will follow a phased, collaborative approach throughout the project lifecycle, starting with stakeholder engagement and requirements validation across different facility types. This ensures alignment with goals for standardization and scalability.

A comprehensive system design will feature cloud-native video management, ONVIF-compliant devices, and open-architecture components, with detailed plans to support coordination and future integration. Implementation will align with facility schedules, using installation best practices and thorough testing to ensure performance, reliability, and compliance.

The proposal emphasizes cost-effective solutions by leveraging cloud infrastructure, selecting standards-based equipment, and planning for future scalability. Value engineering and clear cost controls, including transparent budgeting and change management, will optimize spending and efficiency.

MET will also provide training, documentation, and ongoing support so the Village can operate and maintain the system effectively. This methodology aims to deliver a secure, high-quality solution, on time and within budget, in line with the Village's vision for modern security infrastructure.

Proposed Work Schedule:

MET will implement a structured, milestone-driven work schedule that aligns with the Village of Estero's phased facility development and ensures timely, coordinated delivery of the security system. The schedule is divided into **Pre-GMP (pre–Guaranteed Maximum Price)** and **Post-GMP (implementation and deployment)** phases, allowing for thorough planning, cost validation, and efficient execution.

Pre-GMP Phase (Planning, Validation, and Design)

Estimated Duration: 1 Week

1. Project Initiation & Stakeholder Coordination (Week 1)

- Kickoff meeting with Village stakeholders
- Establish communication protocols and project governance
- Confirm project goals, priorities, and success criteria

2. Site Assessments & Requirements Validation (Week 1)

- Conduct site visits for Village Hall and existing facilities
- Review concept plans for parks and future developments
- Coordinate with third parties (e.g., Estero High School where applicable)

Post-GMP Phase (Procurement, Installation, and Deployment)

Estimated Duration: 5 Weeks (Phased by Facility)

3. Procurement & Pre-Installation Planning (Weeks 1–2 post-GMP)

- Order equipment and confirm supply chain timelines
- Coordinate with construction schedules for new facilities
- Finalize installation sequencing and logistics

4. Infrastructure Installation (Weeks 2–3 post-GMP)

- Install cabling (Cat6A/fiber), network equipment, and enclosures
- Deploy power systems, UPS, and surge protection
- Prepare sites for device installation

5. Device Installation & System Integration (Weeks 3–4 post-GMP)

- Install cameras, access control hardware, and gateways
- Configure cloud-based VMS and access control platform
- Integrate all devices into unified management system

6. Testing, Commissioning & Validation (Week 4 post-GMP)

- Perform system-wide testing (video, access control, alerts, failover)
- Address deficiencies and finalize system acceptance

7. Training & Documentation (Week 5 post-GMP)

- Provide hands-on training for Village staff
- Deliver as-built drawings, system manuals, and support documentation

8. Go-Live & Ongoing Support (Week 5 post-GMP)

- Final system activation and transition to operations
- Provide post-installation support and warranty services
- Establish maintenance and monitoring protocols

Phased Deployment Strategy by Facility

- **Phase 1 (Priority):** Village Hall (upgrade/transition)
- **Phase 2:** Estero River Park-Restroom Facility and Trail
- **Phase 3:** (Future) River Oaks Preserve and Entertainment Campus
- **Phase 4** (Future): Public Works Yard and additional facilities

Schedule Management Approach

MET will actively manage the schedule through:

- Regular progress meetings and reporting
- Coordination with construction and Village timelines
- Early identification of long-lead items
- Flexible sequencing to accommodate facility readiness
- Use of standardized designs to accelerate deployment across multiple sites

This proposed work schedule ensures a logical progression from planning through execution while maintaining flexibility to adapt to the Village's growth. The phased approach enables early delivery of critical facilities while supporting efficient, scalable expansion as new sites come online.

Schedule Control Narrative

- Not Applicable-no subcontractors will be used on this project.

Stakeholder Coordination & IT Integrations:

MET will work closely with Village IT staff and stakeholders to ensure the successful design, deployment, and operation of a unified cloud-based security platform. Our approach includes early and ongoing communication, clear roles, and alignment with the Village's technical standards and cybersecurity requirements.

Design Phase-MET will collaborate with IT, facilities, and administrative staff to validate requirements and ensure system compatibility with infrastructure. Coordination on network architecture, security policies, and integration will be supported through workshops to confirm standards and compliance.

Deployment Phase-Regular updates and meetings will keep all parties informed. Devices will follow IT-approved configurations and security protocols, with close coordination on firewall, access, and authentication changes. Any downtime or cutovers will be scheduled to minimize disruption.

Cybersecurity & Compliance-MET will fully adhere to Village IT security policies, handling encryption, secure onboarding, access control, and audit logging. Ongoing support ensures continued compliance and Village ownership of credentials and controls.

Training & Knowledge Transfer-Comprehensive training and documentation will be provided for IT and operational staff, enabling them to manage and maintain the system confidently.

Ongoing Support-After deployment, MET will provide support, monitor system health, handle updates, and assist in future expansions. User access, incident response, and system reliability will remain priorities.

Stakeholder Engagement-Engagement with non-IT staff, including facilities, safety, and administration, will ensure the solution supports daily operations. Feedback mechanisms will drive continual improvement.

MET aims to serve as a collaborative partner, keeping all stakeholders aligned throughout the project for a secure, integrated, and sustainable outcome.

Lifecycle Management:

MET's lifecycle management ensures the Village of Estero's security system stays secure, up-to-date, and scalable. The approach includes structured maintenance and long-term planning to protect the Village's investment and support technology growth.

Ongoing System Support & Monitoring

After deployment, continuous support is provided through SLAs covering remote diagnostics, incident response, and onsite service as needed. The cloud-based system allows real-time monitoring and automated alerts for quick resolution of issues.

Firmware & Software Updates

A structured process regularly validates and deploys firmware and software updates for all components, improving security and functionality. Updates are tested with Village IT to maintain stability.

Cybersecurity Maintenance

Cybersecurity measures include patch management, certificate renewal, and periodic reviews, adhering to best practices and protecting against new threats.

Scalability & Expansion

The modular, cloud-first design supports seamless expansion without major infrastructure changes. Standardized hardware and templates enable efficient future deployments.

Obsolescence Planning & Technology Refresh

Advance notice of EOL/EOS, recommended upgrade paths, and backward compatibility ensure smooth transitions to new tech.

Performance Optimization & Continuous Improvement

Regular reviews assess performance and user experience, with ongoing recommendations to keep the system effective.

Documentation & Knowledge Management

All updates and configurations are documented and provided to the Village for transparency and ease of maintenance.

In summary, this approach keeps the Village's security platform secure, reliable, and adaptable while reducing risk and unplanned costs.

Attachment B

1 PILOT PROJECT (INSTALL-READY SITES)

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies			$79,240.00	$79,240.00

1.1 **Estero River Park – Restroom Facility (Pilot Installation)**
Provide a lump-sum price to furnish and install a complete cloud-based video surveillance and access control system for the Estero River Park restroom facility. Pricing shall include all required hardware, software, Year-1 cloud licensing, labor, configuration, testing, and commissioning.

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies	1	Lump Sum	$9,997.00	$9,997.00

1.2 **Estero River Park - Trail Cameras**
See map called Estero River Park South of River. The red dots indicate four additional cameras needed for trail security which will feed back to the the Restroom facility. For reference, the white X on the map is the restroom facility

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies	1	Lump Sum	$28,978.00	$28,978.00

1.3 **Village Hall – Pilot / Retrofit Site**
Provide a lump-sum not-to-exceed price for site walkthrough, pilot system design, and bill of materials (BOM) development for Village Hall. Deliverables shall include proposed camera and door schedules, device locations, infrastructure assumptions, and a final pilot installation price.

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies	1	Lump Sum	$34,457.00	$34,457.00

1.4 **Village Hall with Additional Equipment – Pilot / Retrofit Site, with additional equipment upgrade as indicated in Scope of Work**
Provide a lump-sum not-to-exceed price for site walkthrough, pilot system design, and bill of materials (BOM) development for Village Hall. Deliverables shall include proposed camera and door schedules, device locations, infrastructure assumptions, and a final pilot installation price.

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies	1	Lump Sum	$5,808.00	$5,808.00

2 ACCESS CONTROL SCENARIO PRICING

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies			$14,647.00	$14,647.00

2.1 **Interior Door – Electric Strike**
Includes electric strike, reader, REX, DPS, controller, power supply, cabling within wall or ceiling, programming, testing, and commissioning. Fire alarm interface assumed available.

Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$3,562.00	$3,562.00

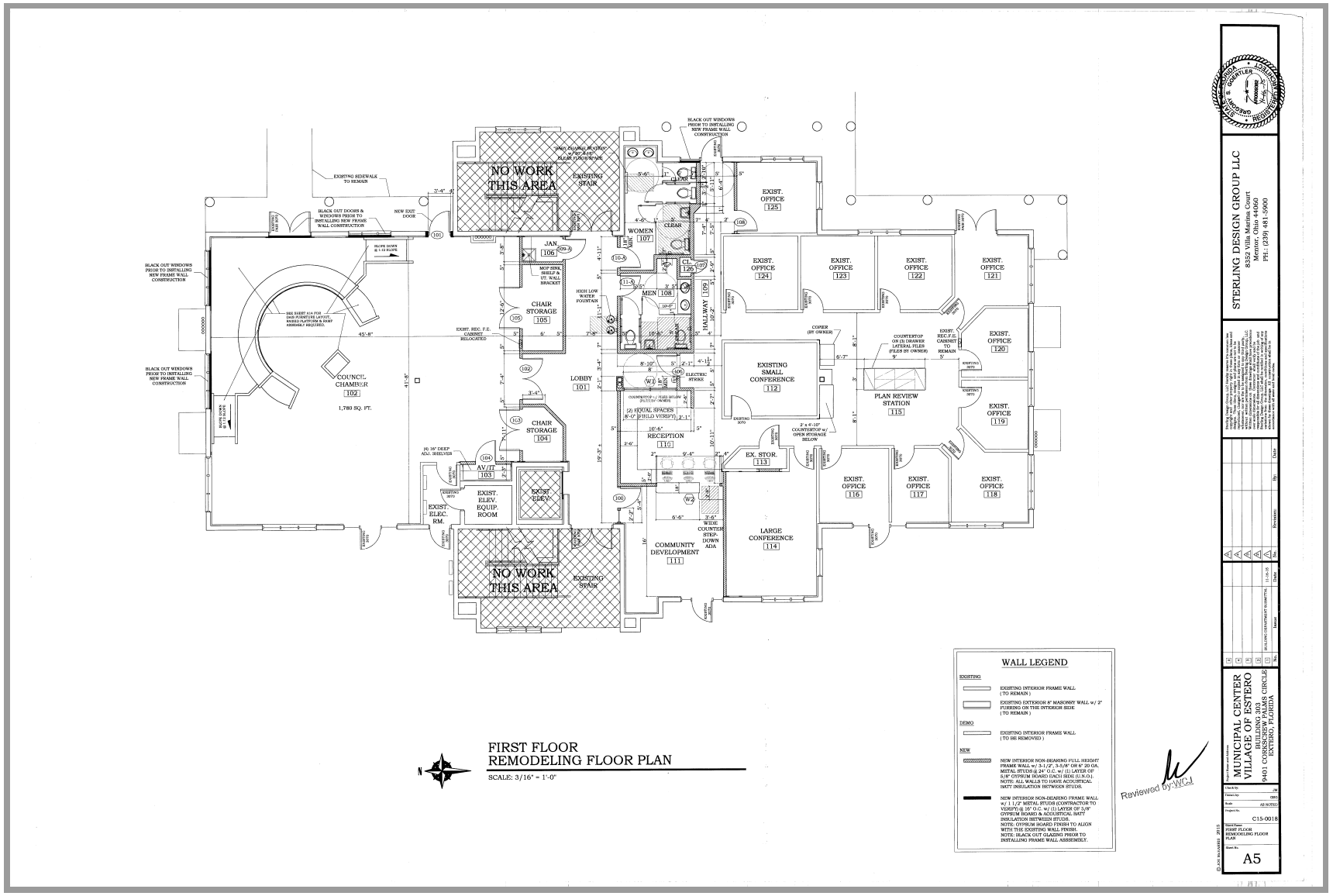
2.2 **Interior Door – Magnetic Lock**
Includes magnetic lock, reader, REX motion sensor and push button, DPS, controller, power supply, fire alarm interface, cabling, programming, testing, and commissioning.

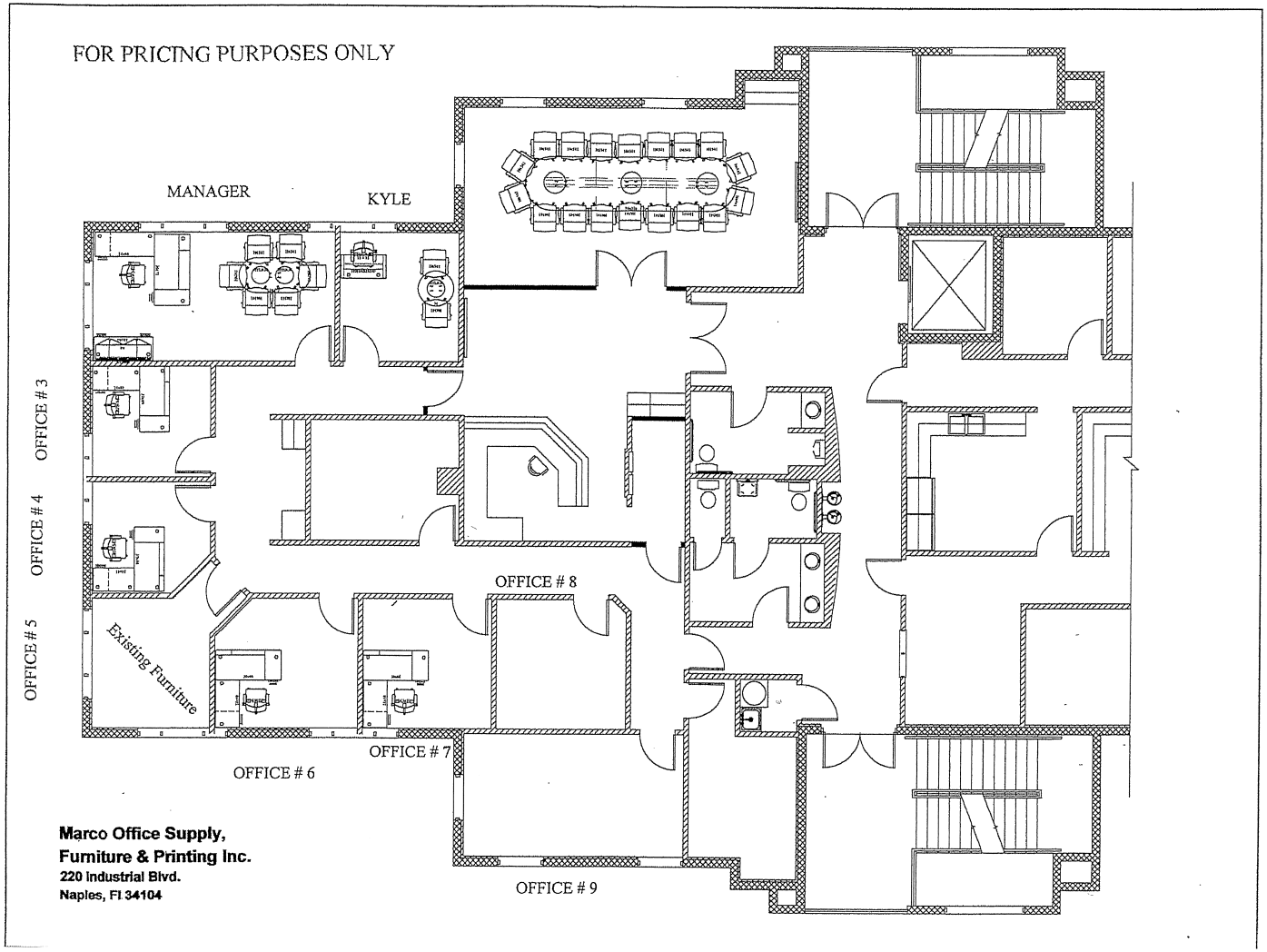
Supplier	QTY	UOM	Price	Extended
Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$4,113.00	$4,113.00

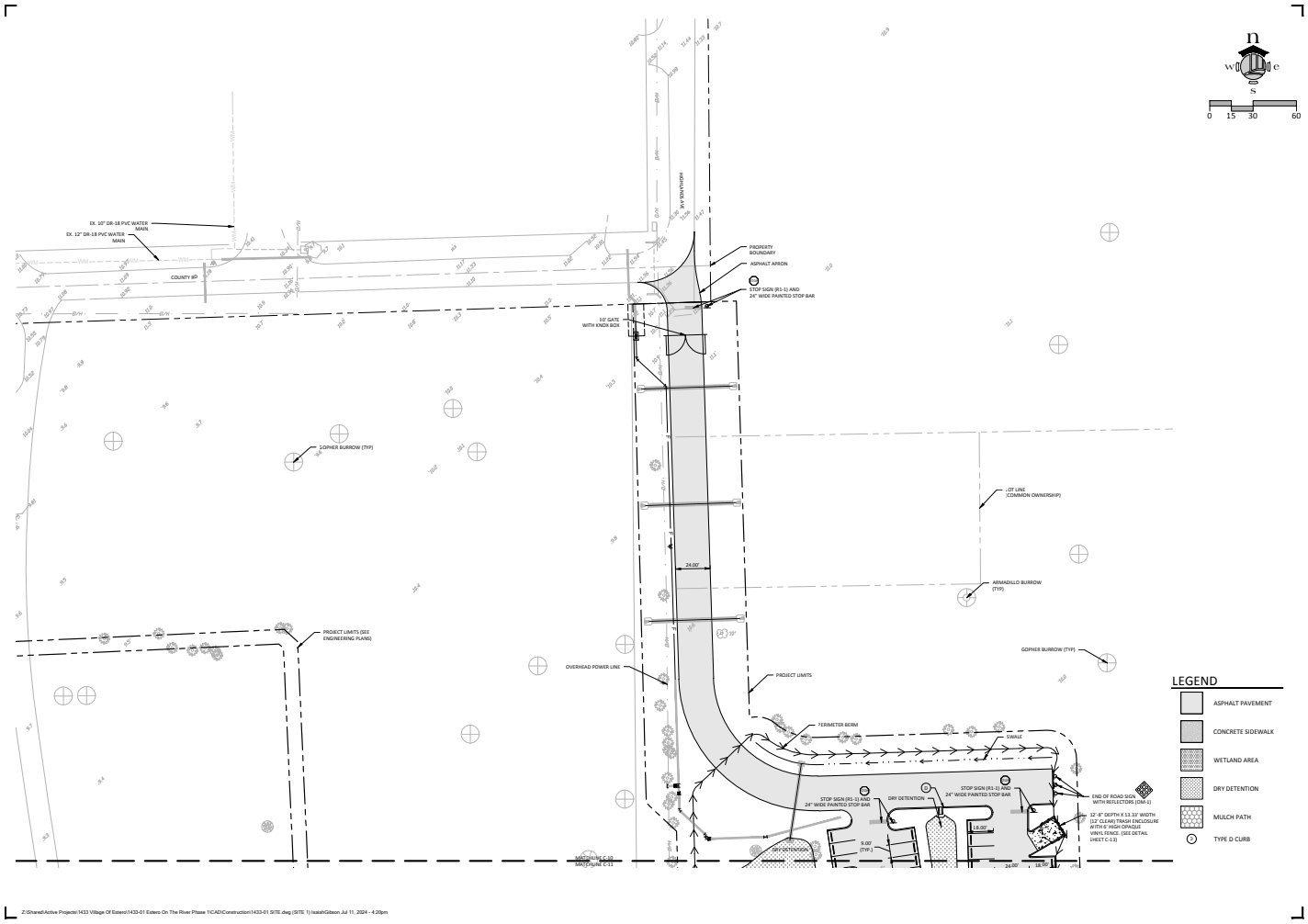
2.3	**Exterior Door – Electrified Panic / Crash Bar** **Includes electrified panic hardware, weather-rated reader, power transfer, DPS, controller, power supply, fire alarm interface, cabling, programming, testing, and commissioning.**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$6,972.00	$6,972.00	
3	**VIDEO SURVEILLANCE SCENARIO PRICING**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies			$7,455.00	$7,455.00	
3.1	**Interior Fixed Camera** **Includes camera, mounting hardware, cabling within ceiling or wall, PoE connection, configuration, aiming, labeling, and cloud onboarding.**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$1,855.00	$1,855.00	
3.2	**Exterior Camera – Existing Light Pole** **Includes camera, pole mount, use of existing power and conduit, cabling, weatherproofing, configuration, aiming, and cloud onboarding.**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$2,600.00	$2,600.00	
3.3	**Exterior Camera – Building or Structure Mount** **Includes camera, mounting hardware, conduit and cabling to nearest power or network point, weatherproofing, configuration, aiming, and cloud onboarding.**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$3,000.00	$3,000.00	
3.4	**Specialty / Long-Range Camera** **Includes specialty cameras such as LPR, multi-sensor, PTZ, or equivalent. Provide unit pricing and assumptions.**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$0.00	$0.00	
4	**RECURRING SUPPORT, LICENSING & COMMERCIAL TERMS**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies			$1,657.00	$1,657.00	
4.1	**Video System Support – per Camera / per Year** **Includes remote support, troubleshooting, firmware updates, health monitoring, and break-fix response per proposer's standard service levels.**					
	Supplier	**QTY**	**UOM**	**Price**	**Extended**	
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$250.00	$250.00	

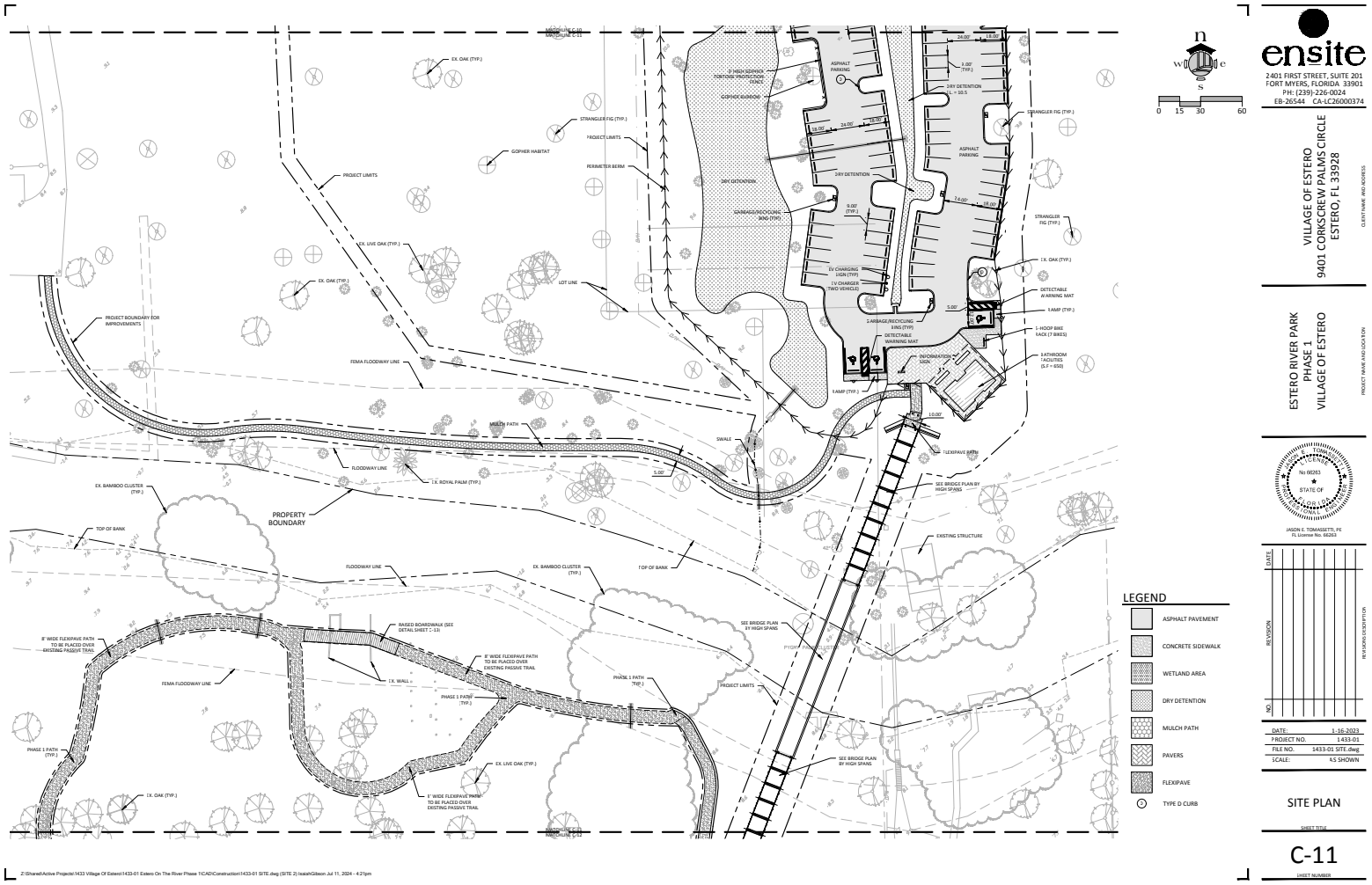
4.2	**Access Control Support – per Door / per Year** **Includes system support, reader and controller troubleshooting, credential system support, firmware updates, and break-fix response per proposer's standard service levels.**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$260.00	$260.00
4.3	**Intercom / Specialty Device Support – per Device / per Year** **Includes support and maintenance for intercoms, emergency phones, LPR cameras, and other specialty devices.**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$275.00	$275.00
4.4	**Cloud Licensing – Annual Recurring Costs** **Video license – per camera / per year**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$143.00	$143.00
4.5	**Cloud Licensing – Annual Recurring Costs** **Access license – per door / per year**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$162.00	$162.00
4.6	**Cloud Licensing – Annual Recurring Costs** **Intercom license – per device / per year (if applicable)**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	EA	$227.00	$227.00
4.7	**Labor Rates** **Standard hourly rate**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	HR	$85.00	$85.00
4.8	**Labor Rates** **After-hours / emergency hourly rate**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**
	Moretz Engineering Technologies DBA Mock Engineering Technologies	1	HR	$127.50	$127.50
4.9	**Labor Rates** **Weekend / holiday hourly rate (if applicable)**				
	Supplier	**QTY**	**UOM**	**Price**	**Extended**

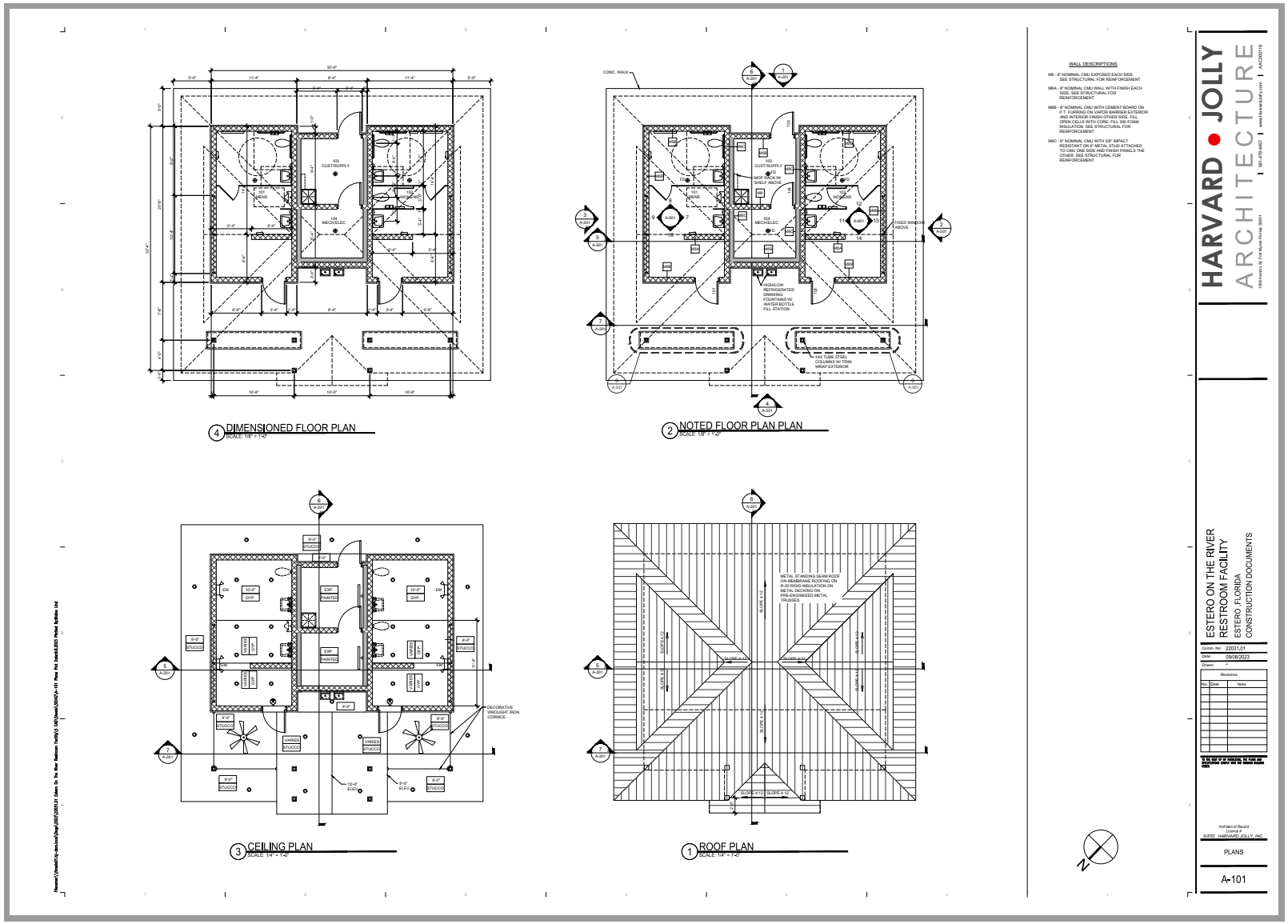
		Moretz Engineering Technologies DBA Mock Engineering Technologies	1	HR	$127.50	$127.50
	4.10	**Discount Off MSRP (by Category)**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies			35.0%	
	4.11	**Discount Off MSRP (by Category)**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies			35.0%	
	4.12	**Discount Off MSRP (by Category)**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies			5.0%	
	4.13	**Discount Off MSRP (by Category)**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies			35.0%	
	4.14	**Maximum Annual Increase Cap**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies			5.0%	
	Multi Year Pricing Options					
5	**Pricing for each term shall be clearly identified in the proposal so the Village can evaluate and compare the available options during the review process.**					
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies			$80,268.00	$80,268.00
	5.1	**Base Annual Pricing (One-Year Term)** **Proposers shall provide standard annual pricing based on the scope of services defined in this RFP.**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies	1	YR	$9,917.00	$9,917.00
	5.2	**Three (3) Year Contract Option** **Proposers shall provide annual pricing based on a three-year commitment. Proposers must clearly identify the percentage discount off MSRP or their standard pricing applied for the three-year term.**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies	3	YR	$9,432.00	$28,296.00
	5.3	**Five (5) Year Contract Option** **Proposers shall provide annual pricing based on a five-year commitment. Proposers must clearly identify the percentage discount off MSRP or their standard pricing applied for the five-year term.**				
		Supplier	**QTY**	**UOM**	**Price**	**Extended**
		Moretz Engineering Technologies DBA Mock Engineering Technologies	5	YR	$8,411.00	$42,055.00


NO WORK THIS AREA
EXISTING SPARK
EXISTING SIDEWALK TO REMAIN
BLACK OUT DOORS & WINDOWS PRIOR TO INSTALLING NEW FRAME WALL CONSTRUCTION
NEW EXIT DOOR
BLACK OUT WINDOWS PRIOR TO INSTALLING NEW FRAME WALL CONSTRUCTION
SLOPE DOWN @ 1:12 SLOPE
SEE SHEET A1A FOR DAIS FURNITURE LAYOUT. RAISED PLATFORM & RAMP ASSEMBLY REQUIRED.
COUNCIL CHAMBER 102
1,780 SQ. FT.
EXIST. REC. F.E. CABINET RELOCATED
LOBBY 101
JAN 106
MOP SINK, SHELF & UT. WALL BRACKET
CHAIR STORAGE 105
HIGH LOW WATER FOUNTAIN
WOMEN 107
MEN 108
CHAIR STORAGE 104
AV/IT 103
EXIST. ELEV. EQUIP. ROOM
EXIST. ELEV.
EXIST. ELEC. RM.
RECEPTION 110
(2) EQUAL SPACES @ 5'-0" (FIELD VERIFY)
ELECTRIC STRIKE
COUNTERTOP W/ TILE BELOW (FIELD VERIFY)
10'-6" DEEP ADJ. SHELVES
COMMUNITY DEVELOPMENT 111
W.I.C. 109
CLEAN 126
EXISTING SMALL CONFERENCE 112
EX. STOR. 113
LARGE CONFERENCE 114
PLAN REVIEW STATION 115
COPIER (BY OWNER)
COUNTERTOP ON (3) DRAWER LATERAL FILES (FILES BY OWNER)
3' x 4'-10" COUNTERTOP W/ OPEN STORAGE BELOW
EXIST. REC.F.E. CABINET TO REMAIN
EXIST. OFFICE 125
EXIST. OFFICE 124
EXIST. OFFICE 123
EXIST. OFFICE 122
EXIST. OFFICE 121
EXIST. OFFICE 120
EXIST. OFFICE 119
EXIST. OFFICE 118
EXIST. OFFICE 117
EXIST. OFFICE 116
HALLWAY 105
W.I.C. COUNTER STEP-DOWN ADA
NO WORK THIS AREA
EXISTING SPARK
FIRST FLOOR
REMODELING FLOOR PLAN
SCALE: 3/16" = 1'-0"
WALL LEGEND
EXISTING
EXISTING INTERIOR FRAME WALL (TO REMAIN)
EXISTING EXTERIOR 8" MASONRY WALL w/ 2" FURRING ON THE INTERIOR SIDE (TO REMAIN)
DEMO
EXISTING INTERIOR FRAMES WALL (TO BE REMOVED)
NEW
NEW INTERIOR NON-BEARING FULL HEIGHT FRAME WALL w/ 3-1/2", 3-5/8" OR 6" 20 GA. METAL STUDS @ 24" O.C. w/ (1) LAYER OF 5/8" GYPSUM BOARD EACH SIDE (U.N.O.). NOTE: ALL WALLS TO HAVE ACOUSTICAL BATT INSULATION BETWEEN STUDS.
NEW INTERIOR NON-BEARING FRAME WALL w/ 1 1/2" METAL STUDS (CONTRACTOR TO VERIFY) @ 16" O.C. w/ (1) LAYER OF 5/8" GYPSUM BOARD & ACOUSTICAL BATT INSULATION BETWEEN STUDS. NOTE: GYPSUM BOARD FINISH TO ALIGN WITH THE EXISTING WALL FINISH. NOTE: BLACK OUT GLAZING PRIOR TO INSTALLING FRAME WALL ASSSEMBLY.
Reviewed by WCI
STERLING DESIGN GROUP LLC
8363 Villa Monica Court
Mentor, Ohio 44060
PH.: (239) 481-5900
MUNICIPAL CENTER
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA
C15-001B
A5


FOR PRICING PURPOSES ONLY
MANAGER
KYLE
OFFICE # 3
OFFICE # 4
OFFICE # 5
OFFICE # 8
Existing Furniture
OFFICE # 7
OFFICE # 6
OFFICE # 9
Marco Office Supply,
Furniture & Printing Inc.
220 Industrial Blvd.
Naples, Fl 34104


EX. 10" DR-18 PVC WATER MAIN
EX. 12" DR-18 PVC WATER MAIN
COUNTY RD
PROPERTY BOUNDARY
ASPHALT APRON
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
10' GATE WITH KNOX BOX
GOPHER BURROW (TYP)
LOT LINE (COMMON OWNERSHIP)
24.00'
ARMADILLO BURROW (TYP)
PROJECT LIMITS (SEE ENGINEERING PLANS)
OVERHEAD POWER LINE
PROJECT LIMITS
PERIMETER BERM
SWALE
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
DRY DETENTION
END OF ROAD SIGN WITH REFLECTORS (OM-1)
12'-8" DEPTH X 13.33' WIDTH (12' CLEAR) TRASH ENCLOSURE WITH 6' HIGH OPAQUE VINYL FENCE. (SEE DETAIL 1/SHEET C-13)
9.00' (TYP.)
MATCHLINE C-09
MATCHLINE C-11
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLAND AREA
DRY DETENTION
MULCH PATH
TYPE D CURB
n
w
e
s
0 15 30 60
ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
CLIENT NAME AND ADDRESS
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO
PROJECT NAME AND LOCATION
JASON E. TOMASSETTI, PE
FL License No. 66263
DATE
REVISION
NO.
REVISIONS DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 SITE.dwg
SCALE: AS SHOWN
SITE PLAN
SHEET TITLE
C-10
SHEET NUMBER
Z:\Shared\Active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Construction\1433-01 SITE.dwg (SITE 1) IsaiahGibson Jul 11, 2024 - 4:20pm


EX. OAK (TYP.)
STRANGLER FIG (TYP.)
PROJECT LIMITS
GOPHER HABITAT
PERIMETER BERM
DRY DETENTION
EX. LIVE OAK (TYP.)
LOT LINE
PROJECT BOUNDARY FOR IMPROVEMENTS
FEMA FLOODWAY LINE
MULCH PATH
SWALE
FLOODWAY LINE
I.X. ROYAL PALM (TYP.)
EX. BAMBOO CLUSTER (TYP.)
PROPERTY BOUNDARY
TOP OF BANK
RAISED BOARDWALK (SEE DETAIL SHEET C-13)
8' WIDE FLEXIPAVE PATH TO BE PLACED OVER EXISTING PASSIVE TRAIL
I.X. WALL
PHASE 1 PATH (TYP.)
EX. LIVE OAK (TYP.)
I.X. OAK (TYP.)
ASPHALT PARKING
2' HIGH GOPHER TORTOISE PROTECTION FENCE
DRY DETENTION EL = 10.5
EV CHARGING (4)IGN (TYP)
2 EV CHARGER TWO VEHICLES
5 RECYCLING BINS (TYP)
DETECTABLE WARNING MAT
INFORMATION SIGN
RAMP (TYP.)
5 BATHROOM FACILITIES (S.F. = 650)
1-HOOP BIKE RACK (7 BIKES)
FLEXIPAVE PATH
SEE BRIDGE PLAN BY HIGH SPANS
EXISTING STRUCTURE
PROJECT LIMITS
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLAND AREA
DRY DETENTION
MULCH PATH
PAVERS
FLEXIPAVE
TYPE D CURB
n
w
e
s
0 15 30 60
ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
CLIENT NAME AND ADDRESS
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO
PROJECT NAME AND LOCATION
JASON E. TOMASSETTI, PE
FL License No. 66263
DATE
REVISION
NO.
REVISIONS DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 SITE.dwg
SCALE: AS SHOWN
SITE PLAN
SHEET TITLE
C-11
SHEET NUMBER
Z:\Shared\Active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Construction\1433-01 SITE.dwg (SITE 2) IsaiahGibson Jul 11, 2024 - 4:21pm


4 DIMENSIONED FLOOR PLAN
SCALE: 1/8" = 1'-0"
2 NOTED FLOOR PLAN PLAN
SCALE: 1/8" = 1'-0"
3 CEILING PLAN
SCALE: 1/4" = 1'-0"
1 ROOF PLAN
SCALE: 1/4" = 1'-0"
WALL DESCRIPTIONS
HARVARD • JOLLY
ARCHITECTURE
ESTERO ON THE RIVER
RESTROOM FACILITY
ESTERO, FLORIDA
CONSTRUCTION DOCUMENTS
PLANS
A-101

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Estero SportsPark Phase 2 Preconstruction Services Change Order No. 2

Motion to approve Contract No. 25029 Change Order 02, to reduce the contract fees by $2,100,000 and reduce the scope to include design and permitting through Phase 2.

Authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Background:

The Estero SportsPark Contract No. 25029 includes pre-construction design and permitting services for the entire project through build out. As the project's design, schedule and budget have evolved, it became clear funding will not be available to complete all Phases of the SportsPark in the current 5-year CIP cycle. Village Staff is proposing to modify the contract to complete the design and permitting through Phase 2 and postpone design and permitting of all future phases until funding is available for construction.

Following is a summary of the status of Preconstruction services:

Completed Preconstruction Services:
- Task 1: Information Gathering/Schematic Design
- Task 2: Phase 1A – Entrance Road and Pond

Not completed/to be postponed:
- Task 2: Phase 1B – Driving Range
- Task 3: Phase 2A – Spine Road
- Task 3: Phase 2B – Long Field & Surface Parking
- Task 4: Phase 3 Baseball/Softball/Football

Description:

The attached change order No. 02 will reduce the scope of services to include design and permitting through Phase 2 only. All other tasks other than Phase 1 have been paused. This change order includes the following services.

Task 1: Information & Schematic Design

The remaining scope and fees within this task are being removed with this change order.

Task 2: Phase 1 Entrance Road, Ponds & Driving Range

No Change to this scope and fees. The scope and fees are needed to complete the ongoing phase 1 work.

Task 3 Phase 2 Spine Road, Long Fields & Parking

The Phase 1, currently under construction, includes a portion of this task (parking areas). The portion of this scope and fees not currently under construction are being removed from the contract with this change order.

Task 4 Phase 3 Baseball/Softball/Football

The remaining scope and fees within this task are being removed with this change order.

Task 5: Phase 2 Long Fields & Great Lawn Design & Permitting

Design & permitting the following facilities

- Two long fields
- A portion of the grate lawn
- Extension of the SportsPark Blvd
- Temporary parking lot
- Two restroom buildings
- Pavillion

GMP-01:

No change is scope or cost

Action Requested:

Motion to approve Contract No. 25029 Change Order 02, to reduce the contract fees by $2,100,000 and reduce the scope to include design and permitting through Phase 2.

Authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Process and Timeline:

The Suffolk team will start the Phase 2 design immediately after the contract is executed. As part of this contract, Suffolk will prepare an updated project schedule. Design and permitting is expected to be completed this winter. Bidding and construction will follow in the winter/spring.

Financial Impact:

The financial impact of this change order provides savings of $2,100,000.

Prepared by: David Willems, P.E.

Attachments:

1. Contract No. 25029 Change Order 02
2. SportsPark Phase 2 Concept
3. SportsPark Project Buildout Concept

Contract/Change Order/Task Order

Project Name: Estero SportsPark CMAR Agreement

Contractor: Suffolk Construction Company, Inc.

Contract No.: 25029

Task Order No:

Change Order No: 02

Total Fees: (-) $2,100,000.00 (cost reduction)

Brief Description:

The Contractor will provide consulting services in accordance with Exhibit A Scope of Services and Exhibit B fees identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number.

Suffolk Construction Company, Inc.	Village of Estero
By: _____	By: _____
Name: _____	Name: Steve Sarkozy
Title: _____	Title: Village Manager
Date: _____	Date: _____

Attachment: Exhibit A
Exhibit B

Exhibit A – Scope of Services

Task 1: Information & Schematic Design

Work on this task will stop. No additional work on this task will be completed.

Task 2: Phase 1 Entrance Road, Ponds & Driving Range

All work within this task will stop, except work required to complete construction of the work under GMP-01 Phase 1 GMP.

Task 3 Phase 2 Spine Road, Long Fields & Parking

All work within this task will stop, except work required to complete construction of the work under GMP-01 Phase 1 GMP.

Task 4 Phase 3 Baseball/Softball/Football

All work within this task will stop. Not additional work will be completed under this task.

Task 5: Phase 2 Long Fields & Great Lawn Design & Permitting

Site Civil Services – See following Site Civil Scope of Services

Architectural Services – See following Architectural Scope of Services

Mechanical, Electrical, and Plumbing Servies

Provide electrical design services for photometric plans, design development plans (60%), permit plans (90%) and bid drawings (100%) for the two multi-use fields, the event lawn, two restroom pavilions, stage pavilion, grounds maintenance building, parking lot, spine road extension, etc. The lighting systems for two multi-use fields will be designed by an outside vendor (Musco) and provided for review and incorporation into the electrical plans, BBCE will design the power supply for the lighting systems. Capacity will be left in the electrical distribution allowed for future installation of field lighting. Mechanical, electrical, and plumbing systems will be designed as required for the buildings and pavilions associated with this phase. This phase will include power as necessary for irrigation systems, power and controls for the pedestrian lighting systems, and other electrical equipment as may be associated with the phase.

It is understood that the existing softball and baseball fields are to remain and Bode Lane is to be removed. As such, the ball fields' existing electrical supply will be surveyed so as to confirm that the removal of Bode Lane and the associated FP&L overhead primaries and electrical services will not affect these fields. The proposal includes rework of these supplies if required.

PROPOSAL
FOR
PROFESSIONAL SERVICES

CLIENT	Suffolk Construction	**DATE OF ORDER**	06/25/2026
CONTACT	John Hayes	**PROPOSAL NO.**	P26007343
ADDRESS	10600 Chevrolet Way #301 Estero, FL 33928	**EMAIL**	JHayes@suffolk.com

PROPOSAL NAME Estero Sportspark Phase 2

SITE LOCATION Estero, Florida

PROPOSAL SUMMARY

Professional services for the proposed project located in Estero, Florida.

Assumptions:

- Phase 1 work designed by the current consultant has been permitted, is under construction, and will be certified by the same consultant.
- AutoCAD drawings will be provided for Phase 1 which will be the basis of design for Phase 2.
- Phase 2 generally consists of design and permitting of:
  - Maintenance building
  - 2 Multi-Purpose (soccer, lacrosse, football, youth baseball) fields. Atwell will be designing drainage connection points. The turf designer will design the field surface and underdrain.
  - 2 restroom buildings
  - Pavilion structure
  - Temporary parking
  - Utility extensions
  - Temporary paths
  - Drainage design
  - High School cross country course (interim and buildout)
  - Utility Design
  - Landscape and Irrigation
  - Future phases will be considered in the Phase 2 design
  - Construction plans to include intermediate improvements required to make Phase 2 project work with future development areas
  - Demolition, grading, drainage, grass on future development areas between temporary parking and practice fields is included
  - This proposal does not include surveying services as this will be handled under a separate contract
  - This proposal does not include environmental or geotechnical services


PHASE 2
ESTERO SPORTSPARK
Village of ESTERO
Phase 2
Phase 2
Area filled and grassed
Phase 2 - Paseo and Lawn: filled and grassed dirt paths 2 Restroom buildings Pavilion
Parking area to be upgraded
2 lighted soccer field
Driving Range
Future Phases - Existing Conditions
WILDCATS
ESTERO

EXHIBIT A

SCOPE OF WORK FOR ESTERO SPORTSPARK PHASE 2

Based upon our understanding of project requirements and discussions with you we have developed the following scope of services:

TASK 01: MEETINGS AND COORDINATION:

- This task includes meetings and coordination with fellow team members and client.
- This task also includes preparation and attendance of Village Council Meetings.

TASK 02: CONCEPTUAL DRAWINGS:

- This task includes the preparation of the conceptual drawings for the proposed project.
- The design will include Phase 1 construction plans and the current concept design.
- These drawings will progress the concept for the Phase 2 areas into preliminary construction level detail and adjust the concepts in the future development areas as needed.

TASK 03: CONSTRUCTION DRAWINGS:

- This task includes the preparation of the construction drawings for the proposed project.
- Plan sheets will include, but are not limited to:
  - Cover Sheet and General Notes
  - Existing Conditions Plan
  - Demolition Plan
  - Zoning Data Plan/Site Plans
  - Site Grading and Mass Earthwork
  - Drainage Plan
  - Pavement Markings
  - Master Utility Plan
  - Cross Sections
  - Standard Details Paving/Drainage
  - Standard Details Water/Sewer
  - Erosion Control Plan

TASK 04: VILLAGE OF ESTERO LIMITED REVIEW DEVELOPMENT ORDER:

- Prepare, submit, and support the Village of Estero Limited Review Development Order (LDO) Application and supporting documentation.
- Attend pre-application meeting with Village staff, Client, and project team.
- Prepare engineering report and necessary models for storm drainage.
- Prepare engineer's opinion of probable cost for permitting purposes only.
- Finalize reports, plans, and submittal package for the LDO application.
- Coordinate submittal documents with subconsultants as required by the project.
- Coordinate with staff during the review of the application and submitted information.
- Prepare, coordinate, and submit responses to Requests for Additional Information (RAI). The estimated fee assumes a maximum of two (2) RAI responses. Additional RAI responses will be billed at an hourly rate.

TASK 05: SFWMD ERP MINOR MOD:

- Prepare, submit, and support an ERP Application to the South Florida Water Management District (SFWMD) for a Minor Modification.
- Based on final site plan, prepare water management plans.
- Based on final site plan, prepare water management engineering report and calculations, land use summary, site grading minimums.
- Finalize reports, plans, and submittal package for the ERP modification application.
- Coordinate submittal documents with subconsultants as required by the project.
- Coordinate with staff during the review of the application and submitted information.
- Prepare, coordinate, and submit responses to Requests for Additional Information (RAI). The estimated fee assumes a maximum of three (3) RAI responses. Additional RAI responses will be billed at an hourly rate.
- Review permit post approval and prepare punch list of preconstruction items.

TASK 06: UTILITY DESIGN AND PERMITTING:

- Design and permit water and forcemain extensions to service the maintenance and accessory buildings including sewer pump station design.
- Permits include Lee County Utilities and FDEP.

TASK 07: LANDSCAPE PLANS (RVI):

- This service includes the preparation of construction level landscape plans as required for LDO permitting and responses to comments.
- Conceptual Paseo Design and other future landscape features to be considered in the Phase 2 landscape plans.
- These plans will provide a continuation of and consistency with the Phase 1 design.

TASK 08: IRRIGATION DESIGN (SUBCONSULTANT):

- Prepare construction level irrigation plans for Phase 2 that build off of the Phase 1 design.
- Prepare a conceptual irrigation plan for the entire project to ensure Phase 2 plans will work with future phases.

TASK 09: TIS (SUBCONSULTANT):

- This service includes preparation of a Traffic Impact Study as required for LDO permitting and responses to comments.
- TIS to consider full buildout.

TASK 10: ARCHITECTURE (SCHENKEL SCHULTZ):

- This service includes design and permitting for the accessory buildings (maintenance bathroom buildings (2) and pavilion) associated with Phase 2. This task includes structural and MEP services.

- Prepare site electrical and photometric plans including field lighting.
- Low voltage conduit plans.

TASK 11: CONSTRUCTION SERVICES:

- Attend construction kick off meeting with Client and Contractor(s).
- Coordinate with Project Surveyor.
- Create and coordinate site logistic plan with contractor for use during construction.
- Attend pre-construction meeting with SFWMD, LCU and the Village of Estero.
- Provide and coordinate the utility easement locations for the development plans to dry utility providers.
- Attend construction meetings as required.
- Provide minimum construction observation of the Contractor's progress on work designed by Atwell for certification purposes only.
- Review shop drawings for conformance with development plans and technical specifications, as required. Prepare Record Drawings as needed.
- Conduct final walk through with Client and Contractor for work designed by Atwell and provide a punchlist.
- Review and respond to RFI's.

CLARIFICATIONS

PROJECT UNDERSTANDINGS & ASSUMPTIONS:

In preparing the proposal, we have assumed the following:

- Atwell will require access to the site. Failure for the Client to provide access information will require an additional mobilization and time will be invoiced as out of scope.
- This proposal is valid for 30 days from the date of this proposal.
- The Client will provide any additional information requested by Atwell in a timely manner.

ADDITIONAL SERVICES

We have the capability to provide services outside of the agreed upon Scope of Services. These services would be considered Additional Services and would be provided on a Time and Material basis and billed in accordance with the attached Professional Services Fee Schedule. Additional Services will only be provided at the written request of the Client.

PROPOSAL REQUEST

John Hayes
Project Executive
Suffolk Construction
10600 Chevrolet Way #301
Estero, FL 33928

SUBJECT: The Village of Estero Sports Complex Architecture Design Services Phase II

Dear John,

Schenkel Shultz (SS) is pleased to present our proposal for the Village of Estero Sports Complex Design Phase 2 located on Williams Road in Estero. This project is a design build managed by Suffolk Construction (SC) as the Construction Manager at Risk.

Project Overview / Scope

The Village of Estero desires to design and permit a new 80-acre sports complex as a new amenity for the community. Phase II is an extension of the work designed and developed in Phase 1. SS scope of work is limited to Architectural and Structural services and includes the following buildings as part of the progress developed from Phase 1:

1) One (1) Lawn Pavilion: A multipurpose open-air structure located at the event lawn will be used for music staging and gatherings. Schenkel Shultz. SS will provide FF&E and coordinate with Suffolk and design team to finalize the construction documents.
    a. 50% of Architecture Construction documentation is completed to date.
    b. 50% of Architecture CD remains.
    - 100% of Structure CD will be required to complete the construction documents. Structural systems original design is to be structural steel space frames. Engineer to keep same design.
    c. Architectural and Structure specifications only – Combined with Atwell specs.
    d. Renderings of building in coordination with At Well (Civil) site design
    e. Community presentations to the Village of Estero as needed.
    f. Biding and permitting is part of this scope of work.

2) Two (2) Restroom Building. North Paseo Restroom with two seating areas and Second restroom building will house electrical room with a men's, women's, and family restroom. SS will provide FF&E and coordinate with Suffolk and design team to finalize the construction documents.
    a. 50% of Architecture Construction documentation is completed to date.
    b. 50% of Architecture CD remains.
    - 100% of Structure CD will be required to complete the construction documents. Structural systems original design is to be structural steel space frames. Engineer to keep same design.
    c. Architectural and Structure specifications only – Combined with Atwell specs.
    d. Renderings of building in coordination with At Well (Civil) site design
    e. Community presentations to the Village of Estero as needed.
    f. Biding and permitting is part of this scope of work.

3) Maintenance Building: This building will have 2 bays and house an office for maintenance staff, a restroom, storage and mechanical space. SS will provide FF&E and coordinate with Suffolk and design team to finalize the construction documents.
    a. Schenkel Shultz will provide Architecture and Structure construction documents.
    b. Bidding and permitting is part of this scope of work.
    c. Architectural and Structure specifications only – Combined with Atwell specs.
    d. Renderings of building in coordination with At Well (Civil) site design
    e. Community presentations to the Village of Estero as needed.
    f. Biding and permitting is part of this scope of work.

Excluded Design Services for Schenkel Shultz

- Construction Administration will be part of another proposal.
- Mechanical, Electrical, Plumbing Engineering and Fire Suppression, Site lighting design is provided under Suffolk
- Civil Engineering Design is provided under Suffolk.
    - Survey, Paving, grading, utilities, drainage, stormwater management, environmental, and site permitting.
- Landscape Architecture is provided under Suffolk

PROPOSAL REQUEST

Clarifications and Assumptions:

- Project will be completed using Revit (BIM). Structure and MEP consultants to work in Revit.
- Detailed cost estimating to be provided by Suffolk construction manager
- Soils investigation and/ or any kind of testing is excluded
- Life Cycle Cost Analysis is excluded
- Sustainable certification is excluded
- All deliverables will be submitted electronically except those hard copies required for permitting.
- Permitting and application fees are not included.
- Final schedule is to be determined.
- All equipment coordination to be provided during the design process.

Design Schedule

The anticipated design schedule is approximately 4 months from Notice to Proceed. Final schedule will be determined with Suffolk.

Total Design Fees:

For the Village of Estero Sports Complex (Phase 2), we propose the following total **Not to Exceed fees of $159, 736 (One hundred and Fifty-Nine Thousand and Seven Hundred Thirty-Six Dollars**). This fee includes architectural, interior design and Structural Engineering services only. *Reimbursable expenses included in NTE total.

Compensation phase percentage breakdown, as follows:

90%	Construction Documents (Only CD as previous phases have been completed)
10%	Bidding/Permitting

Thank you for considering Schenkel Shultz as a partner for this project. We look forward to working with you.

Sincerely,

Schenkel Shultz

Nathalie White, AIA
Principal

Cc: Iris Zayas & Daniel Laggan / Schenkel Shultz

Exhibit B Fee Summary Sheet - Contract 25029 CO 02

Item	Description	Contract Value	Previous Change Orders	This Change Order	Total
Task 1	Information & Schematic Design	$ 1,631,147.40	$ -	$ (541,948.30)	$ 1,089,199.10
Task 2	Phase 1 Entrance Rd, Pond & Driving Range	$ 557,247.60	$ -	$ -	$ 557,247.60
Task 3	Phase 2 Spine Rd, Long Fields & Parking	$ 1,518,027.00	$ -	$ (1,224,937.65)	$ 293,089.35
Task 4	Phase 3 Baseball/Softball/Football	$ 785,974.00	$ -	$ (749,865.14)	$ 36,108.86
Task 5	Phase 2 Long Fields & Great Lawn	$ -	$ -	$ 416,751.09	$ 416,751.09
GMP-01	Phase 1 GMP	$ -	$ 19,949,643.10	$ -	$ 19,949,643.10
	Total	$ 4,492,396.00	$ 19,949,643.10	$ (2,100,000.00)	$ 22,342,039.10


ESTERO SPORTSPARK
PHASE 2
Village of ESTERO
Phase 2
Phase 2
Area filled and grassed
Phase 2 - Paseo and Lawn:
filled and grassed
dirt paths
2 Restroom buildings
Pavilion
Parking area to be upgraded
2 lighted soccer fields
Driving Range
Future Phases - Existing Conditions
WILDCATS
ESTERO

ESTERO SPORTSPARK
MASTER PLAN
Village of ESTERO
WILDCATS
ESTERO

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Estero River North Branch Regional Pond Change Order 03

Motion to approve Contract 2022-39 Task Authorization 04 Change Order No. 03 with JR Evans Engineering to provide additional professional services including design, permitting and construction plans for the Estero River north Branch Regional Pond Project for $107,000.

Approve a $10,000 contingency for additional services that may be required to complete the project.

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:

In 2017, The Village experience extensive flooding along the North Branch of the Estero River. Investigation immediately after the storms and subsequent stormwater modeling indicated stormwater flow in the North Branch of the Estero River is constrained through Villages at Country Creek and Rookery Point.

Construction of a pond on the Village owned property located along Three Oaks Parkway behind the Post Office would help reduce the flow of water through this constrained area. The lower flows will reduce overall flooding in the area.

The Village of Estero recently received final approval for HMGP and CDBG-DR grants for the Estero River North Branch Regional Pond projects. The HMGP grant is for $4.9 million, and the CDBG-DR grant is for $1.6 million.

The HMGP Grant requires design and permitting to be completed by March 31, 2027.

Description:

To meet this extremely tight schedule, Village Staff is recommending JR Evans Engineering is hired to complete the design, permitting and construction of the project. JR Evans is uniquely qualified to complete the project within the required schedule. JR Evans is very

familiar with the Village's drainage systems, including the North Branch of the Estero River and the Village's Three Oaks Property.

The attached contract will advance the project's design from concept to construction. The contract includes the following services:

Construction Plans: Prepare project construction plans and specifications for the pond, parking area, landscaping, all drainage structures, and utilities.

Geotechnical Engineering Services: Perform geotechnical sampling and testing as needed to assist with design and construction.

Structural Engineering Services: Structure engineering for the proposed water control structures. This will include design calculations, details, specifications, and plans.

South Florida Water Management District (SFWMD) Permitting: Prepare and submit SFMMD permit applications for the project, including all off-site improvements. Respond to SFWMD requests for additional information.

Village Permitting: Prepare and submit Village permit applications for the project, including all off-site improvements. Respond to Village requests for additional information.

Utility Permitting: Prepare and submit Village permit applications for the utility improvements, including all off-site improvements. Respond to requests for additional information.

Bidding Services: Assist the Village with preparation of bidding documents, contractor requests for clarification, and technical review of submittals.

Action Requested:

Motion to approve Contract 2022-39 Task Authorization 04 Change Order No. 03 with JR Evans Engineering to provide additional professional services including design, permitting and construction plans for the Estero River north Branch Regional Pond Project for $107,000.

Approve a $10,000 contingency for additional services that may be required to complete the project.

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:

JR Evans will start working under the proposed contract immediately after getting final contract approval. The project will proceed according to the grant schedule. Design and permitting will be completed by March 31, 2027

Financial Impact:

The financial impact is $117,000 (contract plus 10% contingency). This will be funded using unallocated general funds.

Prepared by: David Willems, P.E.

Attachments:

1. Contract 2022-39 Task Authorization 04 Change Order No. 03
2. Location Map
3. Concept Design

Contract/Change Order/Task Order

Project Name: N Branch Regional Pond Project
Contractor: JR Evans Engineering
Contract No.: 2022-39
Task Order No: 04

Original	$ 471,000
Change Order No: 01	$ 295,000
Change Order No: 02	$ 98,000

Change Order No: 03
Total Fees: Not to Exceed $107,000

Brief Description:

The Contractor will provide consulting services in accordance with Exhibit A Scope of Services and Exhibit B Fee Summary identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number.

JR Evans Engineering	Village of Estero
By: _____	By: _____
Name: _____	Name: Steve Sarkozy
Title: _____	Title: Village Manager
Date: _____	Date: _____

Attachment: Exhibit A
Exhibit B

JRE #00650-08

CHANGE ORDER #3
FOR CONSULTANT SERVICES

PROJECT NAME/PHASE: DATE: June 26, 2026

Village of Estero – N. Branch Regional Pond Project ORDERED BY: Steve Sarkozy

FEE BREAKDOWN:

Contract Fee: $864,100
CO #3 Amount: **$107,000** **(TME)**
Revised Contract Fee: $971,100

Reason for Change Order:

The purpose of this Change Order is to cover the additional tasks needed to prepare the final engineering design, structural design, landscape architectural, irrigation design, final construction plans, specifications, and related documents, securing the local permits and supporting the construction bidding process for a final contractor selection.

Existing Tasks:

II. Survey Services

Adjustment includes additional survey field work to obtain more information on existing subsurface utilities, including soft digs, within the project area and support the preparation of the final engineering design and construction plans. Services shall include collection of supplemental topographic, horizontal and vertical control information, and visible surface features, utilities, drainage infrastructure, and other improvements within the project work areas as necessary to support design and permitting activities.

Task II Fee:	$136,600
Increase:	**$ 15,000 TME**
Revised Fee:	$151,600

The Consultant shall finalize legal descriptions, sketches, and exhibits for proposed drainage, access, maintenance, temporary construction, and other easements required for project implementation. All easement descriptions and sketches shall be prepared under the direction of a Professional Surveyor and Mapper and provided in signed and sealed form suitable for acquisition, permitting, and construction purposes.

IV. Environmental Resource Permit Plans - Update Task Name to reference *Final Engineering Design and Construction-Level Plans*

The final design shall incorporate approved permitting requirements, stakeholder coordination efforts, environmental commitments, geotechnical recommendations, structural design criteria, and other project-specific requirements identified during project development. The Consultant shall conduct the following final design and coordination tasks, as well as prepare final construction plans and specifications per the following schedule:

Task IV Fee:	$ 75,000
Increase:	**$ 25,000 TME**
Revised Fee:	$100,000

1. The Consultant shall coordinate with Village staff, regulatory agencies, adjacent property owners, homeowners' associations, utility providers, and other stakeholders, as necessary, to facilitate project implementation and acceptance of the proposed improvements.
2. Final engineering design services shall include, but not be limited to, development of grading plans, stormwater conveyance systems, water control structures, drainage improvements, pond excavation

and restoration features, access and maintenance facilities, pedestrian improvements, utility coordination, erosion and sediment control measures, and other infrastructure necessary to support the project objectives.

The Consultant shall prepare and submit progressive design packages for Village review at approximately the 60%, 90%, and 100% design milestones. Each submittal shall reflect an increasing level of design completion and shall include supporting technical documentation, cost estimates, specifications, and other information necessary for review and advancement of the project.

60% Design Submittal:
The Consultant shall prepare an intermediate design package incorporating design development, engineering analyses, hydraulic and structural design concepts, preliminary details, updated permitting considerations, and revised cost estimates. Draft technical specifications shall be provided.
90% Design Submittal:
The Consultant shall prepare a substantially complete 90% design package incorporating agency review comments, stakeholder input, final engineering analyses, detailed construction plans, technical specifications, and an updated Engineer's Opinion of Probable Construction Cost. The submittal shall be suitable for final Village review prior to preparation of bid documents.
100% Construction Documents:
The Consultant shall prepare final signed and sealed construction documents incorporating all approved revisions from the final review process. The final package shall include construction plans, technical specifications, bid schedules, permit conditions, special provisions, and a final Engineer's Opinion of Probable Construction Cost suitable for procurement and construction of the project.

New Tasks:

XI. **Geotechnical Engineering Services**: **FEE $12,000 TME**
The Consultant shall provide geotechnical engineering services necessary to support the final design, permitting, and construction of the proposed Regional Pond Improvement Project, including water control structures, stormwater conveyance facilities, excavated areas, and other related infrastructure. The geotechnical investigation is anticipated to support the design of approximately three (3) water control structures and associated stormwater infrastructure; however, the Consultant shall determine the appropriate scope of investigation necessary to support final design.

1. Services shall include the planning and execution of a subsurface exploration program, obtain required access permissions and permits, performing field investigations, collecting representative soil and groundwater information, conducting laboratory testing as appropriate, and evaluating subsurface conditions within the project area. The geotechnical investigation shall include soil borings and other methods deemed necessary by the Consultant to characterize subsurface conditions at proposed structure locations and within areas of significant excavation or earthwork. The extent of the investigation shall be sufficient to support the design of foundations, hydraulic structures and other project features.
2. Based on the findings of the investigation, the Consultant shall perform geotechnical analyses and prepare a signed and sealed Geotechnical Engineering Report. The report shall summarize the field exploration and testing program, describe subsurface soil and groundwater conditions encountered, identify geotechnical design considerations, and provide recommendations for foundation design, earthwork construction and other project-specific geotechnical requirements necessary to support final design and construction.

XII. **Structural Engineering Services: FEE $15,000 TME**
Structural services shall include the evaluation, analysis, and design of water control structures, weirs, culverts, retaining elements, and other structural components associated with the proposed stormwater management improvements. Structural engineering services are needed to properly

evaluate the structural integrity of the structures and prepare the design of the reinforcement and supporting foundation.

1. The Consultant shall provide structural engineering services associated with water control structures, weirs, culverts, retaining elements, and related infrastructure, including geotechnical coordination, design calculations, details, and specifications.
2. The Consultant shall prepare signed and sealed structural engineering documents as required for regulatory review and construction. Structural engineering services shall be integrated into the overall project design process and shall include participation in project coordination meetings, support during agency review, and incorporation of approved design modifications resulting from Village review, stakeholder coordination, permitting requirements, and final design development.
3. Structural design shall be completed in accordance with applicable federal, state, and local regulations, permitting requirements, and current engineering standards of practice.

XIII. **Village of Estero Development Order (DO) Application: FEE $15,000 TME**

The Consultant shall provide planning, engineering, and permitting support services necessary to obtain all required Village of Estero Development Order (DO) approvals associated with the Regional Pond Improvement Project.

1. Consultant shall prepare, submit, and support set of permit application documents for the Development Order and coordinate with supporting consultants for submittal items.
2. The Consultant shall coordinate with Village staff throughout the review process, respond to review comments and requests for additional information, revise application materials and plans as necessary, and provide support through receipt of the required Development Order approval.
3. If public hearings, advisory board meetings, or presentations are required as part of the Development Order review process, the Consultant shall provide reasonable technical support and attendance to assist the Village in obtaining project approvals.

XIV. **Lee County Utilities Permitting and Other Utilities Coordination: FEE $20,000 TME**

The Consultant shall provide engineering and permitting support services necessary to obtain approvals from Lee County Utilities for modifications, relocations, adjustments, protections, or other work affecting existing potable water, wastewater, reclaimed water, and other utility infrastructure associated with the Regional Pond Improvement Project.

1. Consultant shall coordinate with Lee County Utilities staff and participate in pre-application and technical review meetings as necessary.
2. Consultant shall prepare related engineering reports, calculations and other technical information required for Lee County Utilities Application to Construct approval.
3. Consultant shall prepare, submit, and support the Lee County Utilities Approval to Construct application for needed adjustments to existing utility lines to accommodate the proposed project.
4. The Consultant shall coordinate utility permitting activities with the overall project design, permitting, and construction document development to ensure consistency with approved plans and project implementation requirements.
5. Consultant shall coordinate with other utility service providers with facilities located in the project area to confirm needed adjustments or relocations.

XV. **Bidding Services FEE $5,000 TME**

The Consultant shall provide bidding support services necessary to assist the Village in soliciting, evaluating, and awarding a construction contract for the Regional Pond Improvement Project. Services shall include preparation of final bid schedules, bid forms, technical specifications, engineer's opinion of probable construction cost, and other technical documents required for inclusion in the bid package.

1. The Consultant shall coordinate with Village staff to support preparation of procurement documents and ensure consistency between the construction plans, specifications, and contract requirements.

JR EVANS ENGINEERING

2. The Consultant shall provide support during the bidding phase, including participation in pre-bid meetings, preparation of responses to bidder questions, issuance of technical addenda as required, and interpretation of the construction documents.
3. Following receipt of bids, the Consultant shall assist the Village with the technical review and evaluation of bids, preparation of bid tabulations, review of bidder qualifications and responsiveness, and development of recommendations regarding contract award. The Consultant shall provide technical support during negotiations, if requested by the Village.
4. The Village of Estero shall retain sole responsibility for procurement decisions, contractor selection, contract award, and execution of construction contracts.

AUTHORIZATION:

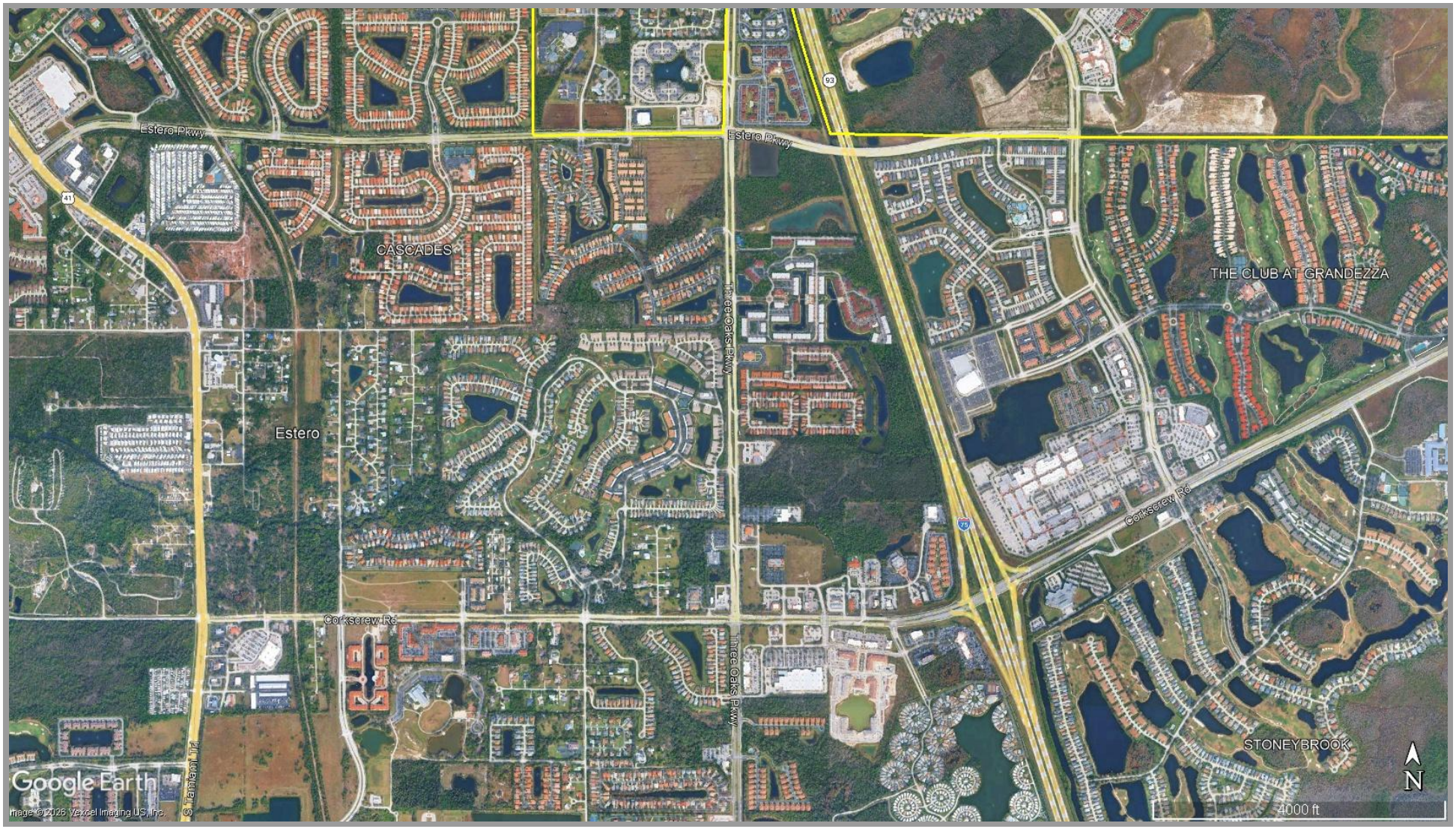
The work referenced above will be initiated when copy of this work order is signed by both parties.

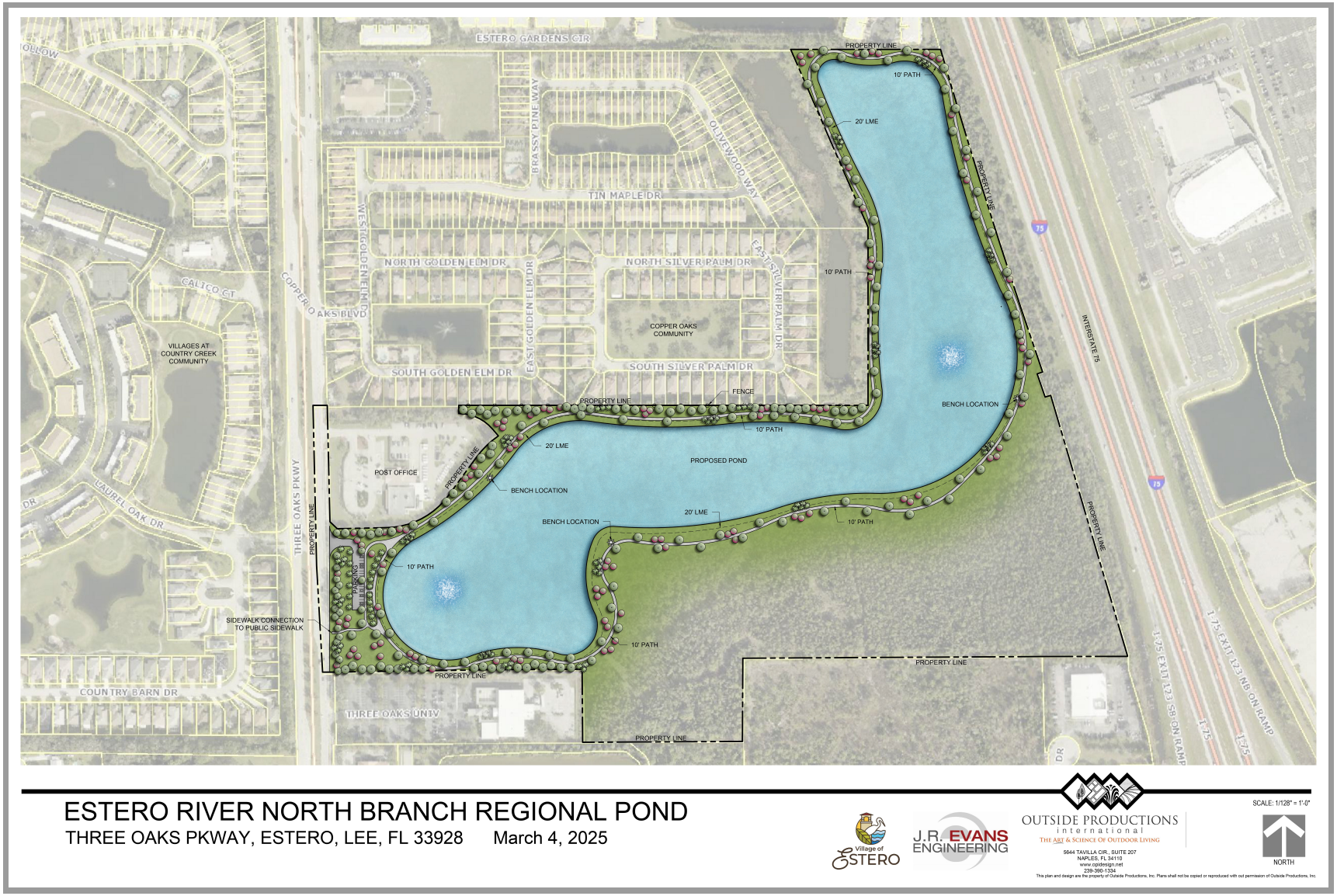
I hereby authorize the performance of the above services and agree to pay the charges resulting there from as identified in the "FEE-TYPE" above. All Time and Material Estimate (TME) tasks are an ESTIMATED fee to adjust to a wide range of inconsistent agency requests and client direction for these tasks. All TME services and Reimbursables shall be billed based on our hourly rate schedule in effect at the time of service and as accrued. Work authorized under this agreement is subject to the terms and conditions of the original contract being provided under **Project No.00650-08 (Village Contract EC2022-39 STA No.04).**

Elizabeth Fountain, P.E., CFM J.R. Evans Engineering, P.A.	**6/26/26** Date	Steve Sarkozy, on behalf of Village of Estero	Date

Exhibit B - Fee Summary

	Task	Original Contract	Previuos Change Orders	This Change Order	Total	Fee Type
1	Project Adiministration/General Consultation	$ 30,000.00	$ 15,000.00		$ 45,000.00	T&M
2	Survey Services	$ 48,600.00	$ 88,000.00	$ 15,000.00	$ 151,600.00	T&M
3	Environemtnal Services	$ 127,500.00	$ 25,000.00		$ 152,500.00	T&M
4	Enviornmental Resources Permitting Plans	$ 50,000.00	$ 25,000.00	$ 25,000.00	$ 100,000.00	T&M
5	Hydrologic/Hydrauils Analysis	$ 65,000.00			$ 65,000.00	T&M
6	SFWMD Permitting	$ 150,000.00	$ 25,000.00		$ 175,000.00	T&M
7	Environemental Permit Plans - Lake Transfer		$ 40,000.00		$ 40,000.00	T&M
8	SFWMD Permitting - Lake Transfer		$ 50,000.00		$ 50,000.00	T&M
9	FDOT Permitting		$ 75,000.00		$ 75,000.00	T&M
10	Three Oaks Parkway ROW LDO		$ 50,000.00		$ 50,000.00	T&M
11	Goetechnical Engineering Services			$ 12,000.00	$ 12,000.00	T&M
12	Structural Engineering Services			$ 15,000.00	$ 15,000.00	T&M
13	Village of Estero DO			$ 15,000.00	$ 15,000.00	T&M
14	LCU Permitting & Utilty Coordination			$ 20,000.00	$ 20,000.00	T&M
15	Bidding Services			$ 5,000.00	$ 5,000.00	T&M
	Total	$ 471,100.00	$ 393,000.00	$ 107,000.00	$ 971,100.00	T&M


Estero Pkwy
Estero Pkwy
CASCADES
Three Oaks Pkwy
THE CLUB AT GRANDEZZA
Estero
Corkscrew Rd
Corkscrew Rd
Three Oaks Pkwy
STONEYBROOK
Google Earth
4000 ft
N



ESTERO RIVER NORTH BRANCH REGIONAL POND

THREE OAKS PKWAY, ESTERO, LEE, FL 33928 March 4, 2025

Village of ESTERO

J.R. EVANS ENGINEERING

OUTSIDE PRODUCTIONS international
THE ART & SCIENCE OF OUTDOOR LIVING
5644 TAVILLA CIR., SUITE 207
NAPLES, FL 34110
www.opidesign.net
239-390-1334

This plan and design are the property of Outside Productions, Inc. Plans shall not be copied or reproduced with out permission of Outside Productions, Inc.

SCALE: 1/128" = 1'-0"

NORTH

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
July 2, 2026

Agenda Item:

Ordinance No. 2026-07 Requiring Painting Permits for Certain Non-Residential Structures

Motion to adopt Ordinance No. 2026-07 on first reading and to authorize the Village Clerk to advertise the ordinance for second reading and public hearing for September 9th 2026.

Background:

The Village of Estero was incorporated with the strong support of its residents in part to better protect and preserve the community's unique aesthetic qualities. The Village's Land Development Code (LDC) and individual development orders authorizing various developments within the Village both have long addressed external colors and color palettes of certain buildings and developments.

To ensure owners are and remain compliant with these exterior color regulations, the Village has historically required an exterior painting application for certain non-residential structures. However, the Village Attorney has advised that creating an express provision for a permit requirement and associated fee within the Village Code would make this permitting requirement and the associated fee more defensible if the application process were ever challenged. Therefore, adoption of the ordinance is recommended. The associated fee would be, as it already has been, reflected in the Village's building and development fee schedules.

Action Requested:

Motion to adopt Ordinance No. 2026-07 on first reading and to authorize the Village Clerk to advertise the ordinance for second reading and public hearing for September 9th 2026.

Process and Timeline:

If approved on first reading, the Village Clerk will advertise a public hearing for the second reading of the ordinance.

Financial Impact:

This ordinance does not have a financial impact on the Village as it is only codifying an existing requirement.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2026-07

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, CREATING A NEW § 7-7 OF THE VILLAGE CODE RELATED TO PAINTING PERMITS; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 7 of the Village Code addresses building and construction related regulations; and

WHEREAS, the Village's Land Development Code (LDC) and individual development orders authorizing various developments within the Village have both long addressed external colors and color palettes of certain buildings and developments; and

WHEREAS, to ensure owners are and remain compliant with these exterior color regulations, the Village has historically required an exterior painting application for certain non-residential structures; and

WHEREAS, the Village Attorney has advised that making express provision for a permit requirement and associated fee within the Village Code would make this permitting requirement and the associated fee more defensible; and

WHEREAS, the Village Council of the Village of Estero finds that it is in the Village's best interests to adopt this Ordinance.

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

Section 1. Section 7-7 of the Village Code is hereby created to read as follows:

7-7. Exterior Painting Permit Required.

A. Any contractor or owner seeking to paint or re-paint any structure within the village, except any primary or accessory single family or duplex structure, must first submit a painting application to the village's community development department.

B. The application form shall be promulgated by the community development director, and shall, at a minimum, require the owner or contractor to:

1. Confirm the applicant has reviewed the paint color and palette requirements of the land development code, including but not limited to LDC § 5-706, and any paint color and palette requirements set forth in any development order or development agreement associated with the development of the property,

2. Provide a rendering or description of the paint colors (by manufacturer name, color name, and color number) to be applied to the structure and where on the structure each color is to be applied, and

3. Contain a statement attesting that the paint colors proposed satisfy all village land development code requirements and the requirements of any applicable development orders and development agreements which authorized the construction or redevelopment of the property.

C. The community development director shall recommend to the village council a permit application fee which is designed to offset the staff and overhead costs associated with reviews of exterior painting permit applications. The village council may from time to time adopt an associated permit fee by resolution, either standing alone or as part of its periodic adoption of building permit fees.

Section 2. 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 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Land Development Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(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 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **2nd day of July, 2026**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **9th day of September, 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
July 2, 2026

Agenda Item:

Fiscal Year 2026-2027 Proposed Budget Introduction

Description:

The Village Charter Section 8 (2) requires submission of the proposed budget to Council on or before July 15th of each year.

The proposed budgeted expenditures are as follows:

General Fund	$ 11,739,600
Special Revenue	$ 2,269,380
Debt Service Fund	$ 862,000
Capital Projects	$75,920,000
Total All Funds	$90,790,980

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a budget.

Two public hearings are tentatively scheduled to be held on September 9, 2026, at 5:05 P.M. and September 23, 2026, at 5:05 P.M. to approve the millage rate and proposed budget for Fiscal Year 2026-2027.

Financial Impact:

The proposed budget will provide funding for the Fiscal Year 2026-2027.

Prepared by: Britt Martin, Interim Finance Director

Attachments:

1. Proposed Budget Summary 2026-27
2. Proposed Budget Book FY 2027

PROPOSED BUDGET SUMMARY
Village of Estero - Fiscal Year 2026-2027

ESTIMATED REVENUES		GENERAL FUND	SPECIAL REVENUE	DEBT SERVICE	CAPITAL PROJECTS	TOTAL ALL FUNDS
Taxes:						
Ad Valorem Taxes						
General Fund Millage per $1,000	**0.7300**	**$ 7,178,000**	$ -	$ -	$ -	$ 7,178,000
Gas Tax		620,000	-	-	465,000	1,085,000
Franchise Fees		3,339,900	-	-	-	3,339,900
Communication Services Tax		1,141,000	-	-	-	1,141,000
Other Taxes		25,000	-	-	-	25,000
Licenses and Permits		9,200	2,568,000	-	-	2,577,200
Intergovernmental Revenues		5,016,600	-	-	6,400,000	11,416,600
Charges for Services		315,200	-	-	-	315,200
Fines and Forfeitures		22,000	-	-	-	22,000
Impact Fees		-	-	-	7,030,000	7,030,000
Investment Earnings		680,000	15,000	-	646,600	1,341,600
Other Miscellaneous Revenues		56,700	-			56,700
TOTAL SOURCES		**18,403,600**	**2,583,000**	**-**	**14,541,600**	**35,528,200**
Transfers In		-	-	862,000	68,080,000	68,942,000
Debt Proceeds		69,000,000	-	-	-	69,000,000
Fund Balances/Reserves/Net Assets		17,444,983	30,333	-	14,440,126	31,915,442
TOTAL REVENUES, TRANSFERS & BALANCES		**$ 104,848,583**	**$ 2,613,333**	**$ 862,000**	**$ 97,061,726**	**$ 205,385,642**
EXPENDITURES						
General Government		$ 6,024,600	$ -	$ -	$ -	$ 6,024,600
Public Safety		281,000	2,269,380	-	-	2,550,380
Physical Environment		820,000	-	-	-	820,000
Transportation		3,847,400	-	-	-	3,847,400
Human Services		50,000	-	-	-	50,000
Culture and Recreation		706,600	-	-	-	706,600
Capital Outlay		10,000	-	-	75,920,000	75,930,000
Debt Service		-	-	862,000	-	862,000
TOTAL EXPENDITURES		**11,739,600**	**2,269,380**	**862,000**	**75,920,000**	**90,790,980**
Transfers Out		68,942,000	-	-	-	68,942,000
Fund Balances/Reserves/Net Assets		24,166,983	343,953	-	21,141,726	45,652,662
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		**$ 104,848,583**	**$ 2,613,333**	**$ 862,000**	**$ 97,061,726**	**$ 205,385,642**

The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.



2026-2027 Proposed Budget
July 2, 2026

TABLE OF CONTENTS

Village Council **3**
Organizational Structure **4**
Budgeting Process **5**
Reader's Guide 10
Financial Policies **11**
Fund Structure **16**
General Fund **18**
Building Fee Fund **27**
Debt Service Fund **34**
Capital Projects Fund **38**

Village Council

Mayor



Mayor Joanne Ribble

District 1

Phone: 239-326-1588
Email: jribble@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, FL 33928

Vice Mayor



Vice Mayor George Zalucki

District 7

Phone: 239-413-0317
Email: zalucki@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, FL 33928

Councilmember



Jeff Hunt

District 2

Phone: 239-326-1590
Email: hunt@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, FL 33928

Councilmember



Jon McLain

District 3

Phone: 239-292-1119
Email: mclain@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, Fl 33928

Councilmember



Lori Fayhee

District 4

Phone: 239-413-0316
Email: fayhee@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, FL 33928

Councilmember



Rafael Lopez

District 5

Phone: 239-326-3605
Email: lopez@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, FL 33928

Councilmember



Jim Ward

District 6

Phone: 239- 326-1591
Email: ward@estero-fl.gov
9401 Corkscrew Palms Circle
Estero, FL 33928

Page Left Intentionally Blank - Updated Organizational Chart to Be Included in Adopted Budget

Budget Process and Timeline

Budget Preparation Process

A budget is a financial plan for an entity. It includes both estimates of resources available, including revenues, fund balances/reserves and appropriations, which are the authority to spend money for specific purposes. For the Village of Estero, the budget is prepared by the Village Manager and the Finance staff and adopted by the Village Council after receiving public input. The steps in the Village's formal budget process are established by state law, commonly known as the Truth in Millage Act, or "TRIM", and are detailed later in this section of the document.

The budget document is prepared to provide information about the Village, both financial and operational, from a variety of perspectives and degrees of detail. In order to accomplish this, the document begins with an introduction section including the budget message from the Village Manager, followed by:

1. Budget highlights and summary, including review of current year and prior year budget data;
2. Detailed financial data, summaries, and budgets, segregated by fund and cost centers, used to account for the costs associated with specific activities and for the use of funds received from specific revenue sources; and
3. History, trends, and assumptions for the Village's major revenue sources. The reader of the annual budget

The reader of the annual budget report will be able to understand the budget document by reviewing the Table of Contents, the budget message from the Village Manager, and the Budget Summary section to obtain an overall view of the budget.

Public Engagement in Budget Process

The Village encourages and emphasizes participation from the public during the budget process. This includes several public work sessions, public hearings, and input from Village residents and committees. During the year, monthly financial statements are presented to Council for approval at public hearings. Additionally, in an effort to value and promote financial transparency, these statements are posted to the Village's website after Council approval. Residents take an active interest in the government's finances and transparency.

General Budget Timeline

Key dates in the annual budget calendar are as follows:

- March/April: Village Manager and staff begin to develop a capital improvement program.
- May/June: Village Manager and staff begin to develop revenue and expenditure estimates.
- June/July: State issues revenue estimates with updates to budget draft as needed.
- July: Village Manager presents proposed budget to Village Council on or before July 15th.
- July/August: Village Council conducts two public hearings to adopt the capital improvement budget on or before August 15th.
- September: Village Council conducts two public hearings to set the tax millage rate and adopt the budget.
- October 1: New fiscal year commences.

Budget Amendment Process

The operating budget authorizing expenditures of Village funds will be adopted annually at the fund level. The level of budgetary control is at the department level and the annual budgets serve as the legal authorization for expenditures. The Village Council may, by resolution, provide for the transfer of all or part of any unencumbered appropriations balance from one department, fund, service, strategy or organizational unit to the appropriation for other

departments or organizational units or a new appropriation. The Village Manager may transfer funds between programs within a department, fund, service, strategy, or organizational unit and shall report such transfers to the council, in writing, in a timely manner.

Florida Statutes, Chapter 166.241 provides for budget amendments up to sixty days subsequent to fiscal year end.

Capital Budget Preparation Process

The Village's annual budget preparation process includes the preparation of a capital improvement program. The Village Charter requires two public hearings and adoption of the capital improvement program by resolution on or before August 15th of each fiscal year which includes five years of future capital.

The Village is required by Chapter 163.3177 Florida Statutes to prepare the capital improvement program as part of the comprehensive planning process.

Budgeting Process

Here are the important dates for the FY 2025-2026 Budget Cycle:

- **June 3, 2026**
  Village Council - 1st Public Hearing Proposed 2026-27 Capital Improvement Plan
- **June 17, 2026**
  Village Council - 2nd Public Hearing Adopted 2026-27 Capital Improvement Plan
- **September 9, 2026**
  Village Council - 1st Public Hearing Proposed 2026-27 Budget and Millage Rate
- **September 23, 2026**
  Village Council - 2nd Public Hearing Adopt 2026-27 Budget and Millage Rate
- **October 1, 2026**
  New Fiscal Year

Truth in Millage (TRIM) & Property Taxes

Florida Statutes, Chapter 200, and Truth in Millage, known as TRIM, govern the budget and property tax rate adoption process. In Florida, properties are assessed by the County Property Appraiser and property taxes are collected by the County Tax Collector. Various exemptions are available to property owners, including, but not limited to, two homestead exemptions of $50,000 each on the principal place of residence, $500 widow/widower exemption, $500 disability exemption, agriculture exemptions, exemption for the permanently disabled, exemptions for churches and governmental property, and up to $25,000 senior exemption for persons 65 and over based on annual household income. In addition, there is a “Save Our Homes” assessment differential that limits the increase in assessed value of a property with a homestead exemption to the lesser of the Consumer Price Index or 3% (with some exceptions). All property is assessed at one hundred percent of real value, which approximates eighty-five percent of market value.

Florida Constitutional Amendment 5, approved in the November 2024 election, requires an annual inflation adjustment to the value of certain homestead exemptions, effective January 1, 2025. This adjustment, based on the Consumer Price Index (CPI), increases the value of the second homestead exemption, which applies to levies other than school district taxes. The goal is to help homeowners keep pace with rising living costs and encourage homeownership.

The Village Council is required to hold two public hearings for adoption of a property tax rate and budget. The first public hearing is advertised via the TRIM Notice, mailed by the Property Appraiser to each property owner. In addition to notification of this first public hearing, the TRIM notice contains the following information:

1. The new assessed value, exemptions and taxable value for the new year and the prior year.
2. The tax rates and amounts paid for the prior year.
3. The tax bill if no budget change is adopted. These amounts assume the rolled-back rate is levied for the new year. The rolled-back rate is that tax rate which would derive the same amount of revenue based on the new taxable values as was raised in the prior year at the old taxable values, excluding net new taxable value. Net new taxable value consists primarily of new construction and additions.
4. The property tax rates and amounts due if the proposed budget millage rates are adopted.

The second public hearing is advertised by means of a newspaper advertisement. Accompanying this advertisement is a summary of the revenues and expenditures contained within the budget tentatively approved at the first public hearing.

Property taxes are levied on November 1 of each year. Lee County Tax Collector’s office bills and collects property taxes on behalf of the Village. The tax rate to finance general governmental services for the fiscal year is assessed per $1,000 of assessed taxable property value. Property tax revenues are recognized currently in the fiscal year for which they are levied. On April 1 of each year, unpaid taxes become delinquent and a lien is placed on the property May 1. Past due tax certificates are sold at public auction prior to June 1, and the proceeds collected are remitted to the Village.

Key dates in the property tax cycle (latest date, where appropriate) are as follows:

- June 1 - Estimated taxable value provided to village.
- July 1 - Assessment roll validated and preliminary taxable values provided to the Village.
- August 24 - TRIM notices are mailed to property owners.
- September 30 - Millage resolution approves and taxes levied following certificate of assessment roll.
- October 1 - Beginning of fiscal year for which tax is being levied.
- November 1 - Property taxes due and payable (levy date) with various discount provisions through March 1.
- April 1 - Unpaid taxes become delinquent.

- Prior to June 1 - Tax certificates are sold by Lee County Tax Collector.

Guide to Readers

The Fiscal Year 2026-2027 Annual Budget for the Village of Estero serves four fundamental purposes:

Policy Document

As a policy document, the budget serves to inform the reader about the Municipal Corporation and its policies. The Village Manager's Budget message provides a condensed analysis highlighting the principal issues of the Village as well as setting the theme for the Fiscal Year. The Council Adopted Budget includes organization-wide financial, as well as short-term financial and operational policies that guide the development of the annual Adopted Budget. This budget document details the services that the Village will provide during the twelve-month period from October 1, 2026 through September 30, 2027.

Financial Plan

As a financial plan, the budget details the costs associated with providing municipal services and how the services will be funded. The General Fund section includes a summary and detailed description of all revenues and expenditures. Specific Fund sections also describe revenue and expenditure sources and uses and significant trends affecting specific funds.

The budget document explains the underlying assumptions for the revenue estimates and discusses significant revenue trends. Beginning and ending fund balances are shown for the budget year as are projected changes for each fund. In addition, there is discussion of the Village's accounting structure and budgetary policies.

Operations Guide

As an operations guide, the budget details how cost centers and funds are organized. The budget informs the reader of all the activities, services and functions carried out by each cost center. Each cost center budget section includes a description of the cost center's function, duties, authorized positions within the organizational structure, budget highlights, and the budgetary appropriation.

Communications Device

As a communication device, the budget provides summary information to aid the reader in interpreting the document. Charts, graphs, tables and text are included to consolidate the information as much as possible. The budget also includes a detailed table of contents to make it easy to locate and understand its contents. The budget includes the Village Manager's Budget Message, which provides readers with a condensed analysis of the fiscal plans of the Village of Estero for the upcoming fiscal year.

Financial Policies

General Budget Policy

The Village Charter requires the Village Manager to present a proposed budget to Village Council for the ensuing fiscal year and an accompanying message on or before July 15th of each year. The adopted budget must be balanced, meaning all total projected revenues and other financing sources are equal to all total anticipated expenditures. Coordination of the budget process and preparation of the budget document has been delegated by the Village Manager to the Finance staff. The Finance department is responsible for projecting revenues and beginning available fund balances for each fund.

The operating budget authorizing expenditures of Village funds will be adopted annually at the fund level. The level of budgetary control is at the department level and the annual budgets serve as the legal authorization for expenditures.

The council may establish or terminate departments by ordinance. One department has been established for the Community Development function including building permit services, code compliance, planning, zoning, and development review services.

Procurement Policy[1]

The Village adopted a procurement policy that provides guidelines for purchasing materials, supplies and equipment and for contracting of services.
This policy provides levels of authority for the Village Manager as well as Village Council.

[1] Adopted June 3, 2015, Amended March 20, 2024

Accounting, Auditing and Financial Reporting Policies

An independent financial statement audit will be performed annually and the Village will produce annual financial reports in accordance with Generally Accepted Accounting Principles (GAAP) as outlined by the Government Accounting Standards Board (GASB) and in full compliance with all statutory requirements.

Fund Balance Policy[2]

The Village will maintain the fund balance of the various operating funds and related reserves at levels sufficient to protect the Village's creditworthiness as well as its financial position during emergencies or economic fluctuations. Should the budgeted fund balance drop below the minimum identified by the policy below, the Village will establish a plan to replenish the balances to the minimum level in subsequent years.

There are five categories of Fund Balance in all governmental funds, not all will always be present. The categories are defined below:

1. Non-spendable- cannot be spent due to being non-spendable in form or the Village being legally or contractually required to maintain this amount intact. For example, inventories and prepaid amounts are considered non-spendable.

2. Restricted- balances are subject to external restrictions from creditors, grantors, contributors, or laws of other governments.

3. Committed- use of funds is only for specific purposes as determined by Village Council.

4. Assigned- intended use of balances for specific purposes is established by the Village Council or delegated to the Village Manager that is neither restricted or committed and includes the remaining positive balance of all governmental funds.

5. Unassigned- excess funds that have not been classified in the previous four categories for the general fund. This category represents the portion of fund balance which is not obligated or specifically designated and is available for general purposes. Unassigned fund balance would also include deficit residual balances for any governmental funds after reporting amounts as restricted, committed, or assigned fund balances. Deficit amounts cannot be reported for restricted, committed, or assigned fund balances in any fund.

The Village will keep the following reserves:

General Fund Committed Fund Balance – Emergency Reserve: The minimum level for the Emergency Reserve is 50% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Committed Fund Balance – Operating Reserve: The minimum level for the Operating Reserve is 20% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Assigned Fund Balance – Litigation Reserve: The minimum level for the Litigation Reserve is $750,000. Given the geographical area is prone to legal challenges, these funds are to be used in the event legal action is taken, or, conversely, in an instance where the Village seeks a legal remedy to protect the public interest.

General Fund Assigned Fund Balance – Major Road Maintenance Reserve: The Major Road Maintenance Reserve was established in fiscal year 2019-2020 with an initial contribution of $300,000 with 3% annual growth adjustments, unless directed otherwise by supermajority Council approval of an Ordinance amendment.

[2] Adopted October 19, 2016, Amended May 18, 2022, Amended March 20, 2024

Building Code Enforcement Fund Balance

Per Florida Statute 553.80(7)(a) a local government may not carry forward an amount exceeding the average of its operating budget for enforcing the fiscal years and the Village is in compliance.

Investment Policy[3]

The Village's investment policy is to set forth the investment objectives and parameters for the management of public funds of the Village. These policies are designed to safeguard the Village's funds, provide for the availability of operating and capital funds when needed, and promote an investment return competitive with comparable funds and financial market indices.

The proposed Ordinance authorizes the following investments and portfolio composition:

Village and Investment Manager Authorized Investment- Sector Type	Minimum Rating Requirement	Maturity Limits	Maximum Allocation	Individual Issuer Limit
Cash and Cash Equivalents	N/A	NA	100%	N/A
United States Government Securities	N/A	5 Years	100%	N/A
United States Government Agencies	N/A	5 Years	50%	N/A
Federal Instrumentalities (United States Government Sponsored Enterprises "GSE")*	N/A	5 Years	75%	40%
Interest Bearing Time Deposit or Savings Accounts	N/A	1 Year	20%	10%
Repurchase Agreements**	N/A	90 Days	25%	10%
Registered Investment Companies (Money Market Mutual Funds)	AAAm (or equivalent)	N/A	20%	10%
Intergovernmental Investment Pools (Stable Net Asset Value)	AAAm (or equivalent)	N/A	80%	N/A
Intergovernmental Investment Pools (Floating Net Asset Value)	AAAf (or equivalent)	N/A	40%	N/A
Florida PRIME Fund	AAAm	NA	25%	N/A
Investment Manager Authorized Investment - Sector Type	**Minimum Rating Requirement**	**Maturity Limits**	**Maximum Allocation**	**Individual Issuer Limit**
Mortgage Backed Securities "MBS"*	AA	5 Years	20%	15%
State and/or Local Government Taxable and/or Tax-Exempt Debt	Single "A" category by two NRSROs****	5 Years	30%	5%
Commercial Paper***	A-1 by S&P and P-1 by Moody's	270 Days	20%	5%
Corporate Notes***	Single "A" category by any NRSROs****	5 Years	25%	5%
Asset-Backed Securities (ABS)***	Double "A" category by any two NRSROs****	5 Years	20%	5%

[3] Adopted October 19, 2016, Amended March 20, 2024

Capitalization Policy[4]

Capital assets include property, buildings, furniture, equipment, vehicles, software, and infrastructure assets. Capital assets used in governmental fund types of the Village are recorded at cost if purchased or constructed. The following capitalization thresholds were adopted for the Village:

Asset Class	Capitalization Threshold
Furnishings & Equipment	$5,000
Intangible	$25,000
Capital Improvement Projects	$50,000
Infrastructure	$50,000

[4] Adopted October 21, 2015

Capital Expenditures/Capital Outlay

Capital outlay accounts include nonrecurring expenditures for capital assets in excess of $5,000 with a useful life in excess of one year and are budgeted by cost centers or fund.

Capital Improvement Program Policy[5]

The Village shall adopt an annual Capital Improvement Program (CIP) which includes five years of future capital.

The Village will determine the most prudent financial method for acquisition of new capital. When possible the Village shall use accumulated funds to purchase or construct capital projects.

A capital improvement project is defined as a major construction, expansion, renovation, purchase, or major repair/replacement of buildings, streets or other physical structure which has an estimated cost of $50,000 or more and a life of at least three years.

[5] Adopted December 31, 2014

Pension Liability Policy[6]

As provided in the Village Charter, House Bill 1373, the Council may not adopt any compensation plan for municipal employees or officers that incurs unfunded liabilities or adopt a defined benefit plan. The Council may only adopt a defined contribution plan.

[6]Adopted December 31, 2014

Debt Policy

It is the Village policy when issuing debt to engage the services of underwriters and financial advisors using the Request for Proposal (RFP) process outlined in the Village's procurement policy and the relative Consultants' Competitive Negotiation Act (CCNA) contained in Section 287.055, Florida Statutes.

The term of the debt is matched with the life of the asset being financed. The Village is not subject to state debt limits, nor is there a limit set by the charter. No legal debt limits have been adopted.

The Village has no outstanding debt. The Village paid off it's only debt instrument, the 2019 Revenue Bond, during FY 2021-2022 which was seven (7) years prior to the maturity date.

Fund Structure

The financial structure is reflected in the reporting of revenues and expenditures by fund. A fund is a self-balancing set of accounts designed to track specific revenues and the uses of those revenues. Each fund is independent of all other funds. Major funds are funds whose revenues, expenditures/expenses, assets, or liabilities (excluding extraordinary items) are at least 10 percent of the corresponding totals for all governmental or enterprise funds and at least 5 percent of the aggregate amount for all governmental and enterprise funds**.**

The fiscal year 2025-2026 budget for each fund is balanced with the amount available from taxation and other sources, including balances brought forward from prior fiscal years, equaling the total appropriations for expenditures and reserves. Budgetary reports for governmental funds are prepared to maintain control and are presented to the Village Council on a monthly basis.

The Village's annual budget is legally adopted/appropriated for the following funds:

Major Governmental Funds:

The General Fund is the operating fund of the Village. It accounts for all financial resources, except those required to be accounted for in another fund. Revenues are derived primarily from property taxes and other governmental revenue. The general operating expenditures, fixed charges and capital outlay costs that are not paid through other funds are paid from the General Fund.

The Capital Projects Fund accounts for the resources accumulated to provide for capital projects. The capital projects fund accounts for gas tax, road and park impact fees levied within the Village, which are restricted for use on road and park capital improvements.

Non-Major Governmental Funds:

The Building Permit Fees Fund is a Special Revenue Fund and accounts for the resources collected for building permit fees levied within the Village. The revenue is restricted for the use of enforcing the Florida Building Code.

The Debt Service Fund accounts for the accumulation of resources that are committed or assigned for the payment of principal and interest on long-term obligations of governmental funds.

Basis of Budgeting

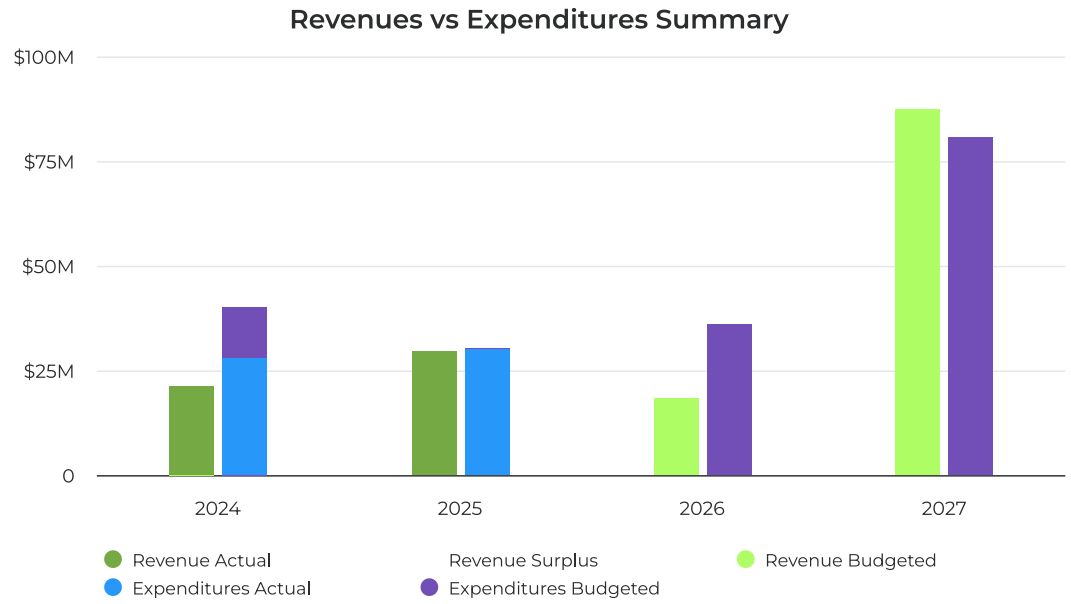
The budgets of the Village's governmental funds are prepared on a modified accrual basis. Briefly, this means that revenues are recognized when they become measurable and available and expenditures are recorded when the services or goods are received and the related liabilities are incurred.

The Village's audited financial statements show the status of the Village's finances in accordance with "Generally Accepted Accounting Principles" (GAAP). This conforms to the way the Village prepares the budgets.

The full purchase price of equipment and capital improvements are shown as expenses in the Village's governmental funds, while in the Village's financial statements at the entity wide level, these outlays are treated as capital assets and depreciated in the governmental funds. At the fund financial statement level, the governmental funds record these purchases as expenditures and do not record depreciation expense.

General Fund

Summary



Comprehensive Fund Summary

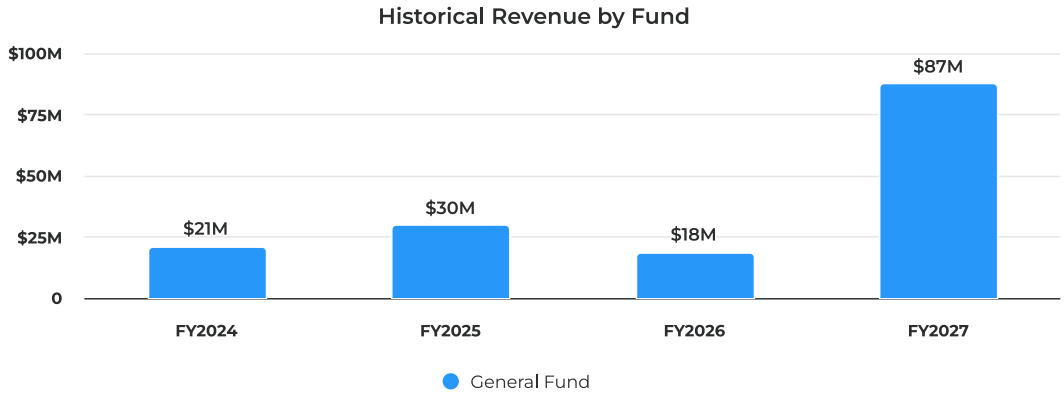
Comprehensive Fund Summary

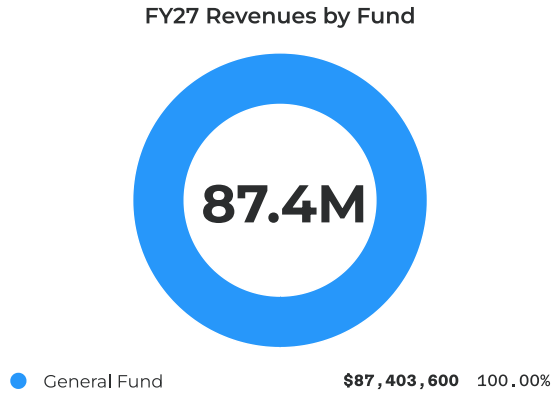
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed
Beginning Fund Balance	**$27,682,033.00**	**$21,048,191.00**	**$20,630,243.00**	**$17,444,983.00**
Revenues				
Taxes	$7,867,820.56	$8,594,652.00	$9,008,100.00	$8,964,000.00
Permits, Fees, and Special Assessments	$3,176,970.41	$3,474,464.48	$3,293,500.00	$3,342,900.00
Intergovernmental Revenue	$7,589,398.45	$15,409,382.73	$6,089,900.00	$5,016,600.00
Charges for Services	$360,482.51	$322,660.74	$366,000.00	$321,400.00
Judgements, Fines and Forfeits	$193.30	$6,575.56	$22,000.00	$22,000.00
Misc Revenues	$1,966,241.68	$1,587,749.75	$716,100.00	$736,700.00
Other Sources		$139,149.84		$69,000,000.00
Total Revenues	**$20,961,106.91**	**$29,534,635.10**	**$19,495,600.00**	**$87,403,600.00**
Expenditures				
Operating Expenses	$27,647,730.39	$29,952,582.41	$22,680,860.00	$80,681,600.00

General Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed
Total Expenditures	$27,647,730.39	$29,952,582.41	$22,680,860.00	$80,681,600.00
Total Revenues Less Expenditures	-$6,686,623.48	-$417,947.31	-$3,185,260.00	$6,722,000.00
Ending Fund Balance	$20,995,409.52	$20,630,243.69	$17,444,983.00	$24,166,983.00

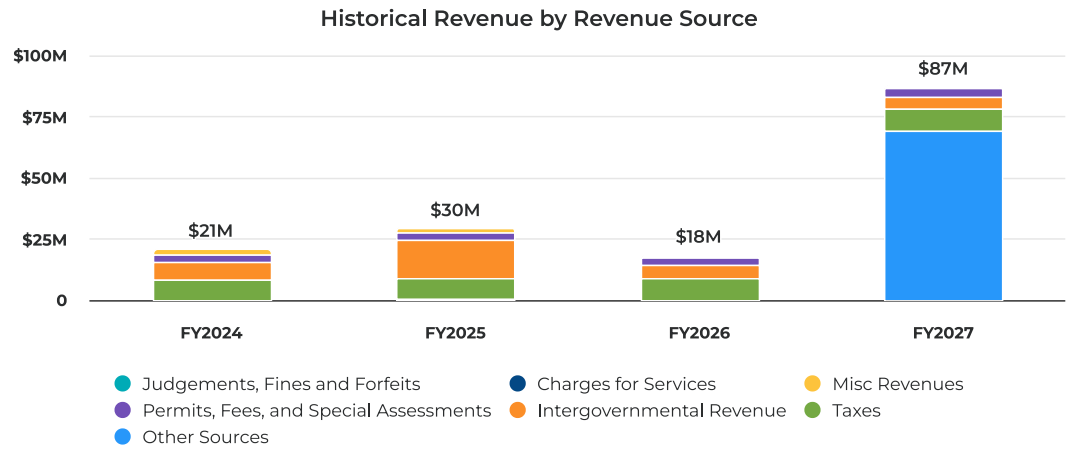
Revenues by Fund

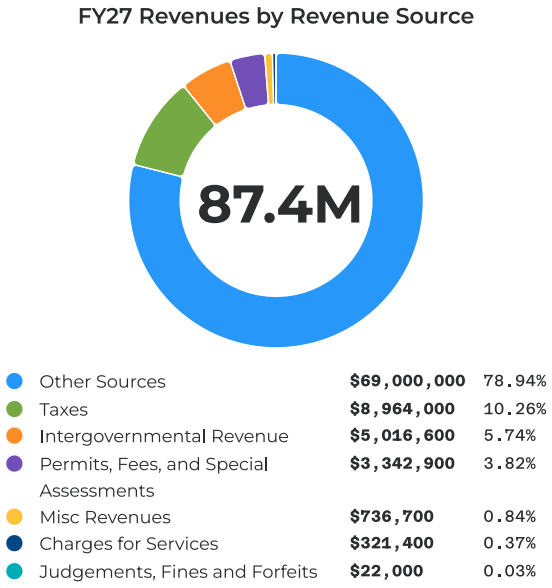




General Fund

Revenues by Revenue Source





Revenues by Revenue Source

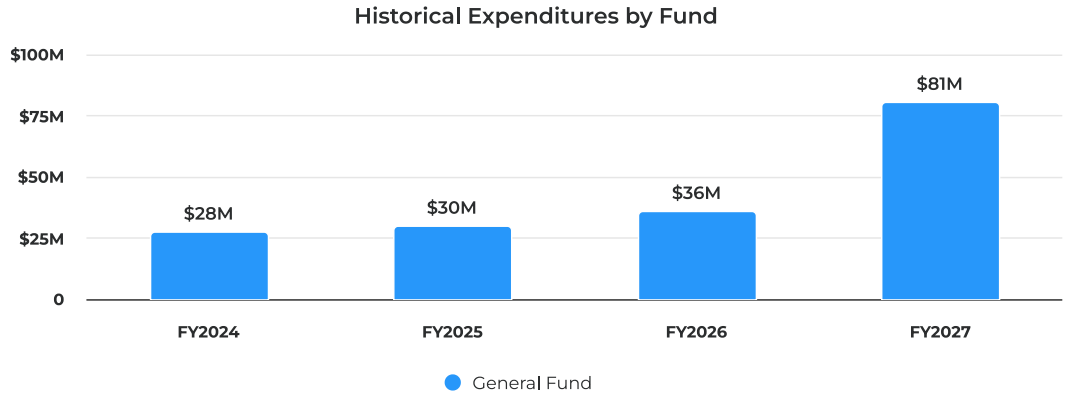
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Taxes	$7,867,820.56	$8,594,652.00	$8,934,200.00	$9,008,100.00
Permits, Fees, and Special Assessments	$3,176,970.41	$3,474,464.48	$3,213,500.00	$3,293,500.00
Intergovernmental Revenue	$7,589,398.45	$15,409,382.73	$5,157,500.00	$6,089,900.00

General Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Charges for Services	$360,482.51	$322,660.74	$353,000.00	$366,000.00
Judgements, Fines and Forfeits	$193.30	$6,575.56	$250.00	$22,000.00
Misc Revenues	$1,966,241.68	$1,587,749.75	$751,000.00	$716,100.00
Other Sources		$139,149.84		
Total Revenues	**$20,961,106.91**	**$29,534,635.10**	**$18,409,450.00**	**$19,495,600.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Taxes	$8,964,000.00	0.33%
Permits, Fees, and Special Assessments	$3,342,900.00	4.03%
Intergovernmental Revenue	$5,016,600.00	-2.73%
Charges for Services	$321,400.00	-8.95%
Judgements, Fines and Forfeits	$22,000.00	8,700.00%
Misc Revenues	$736,700.00	-1.90%
Other Sources	$69,000,000.00	
Total Revenues	**$87,403,600.00**	**374.78%**

Expenditures by Fund



General Fund

FY27 Expenditures by Fund



General Fund	$80,681,600	100.00%

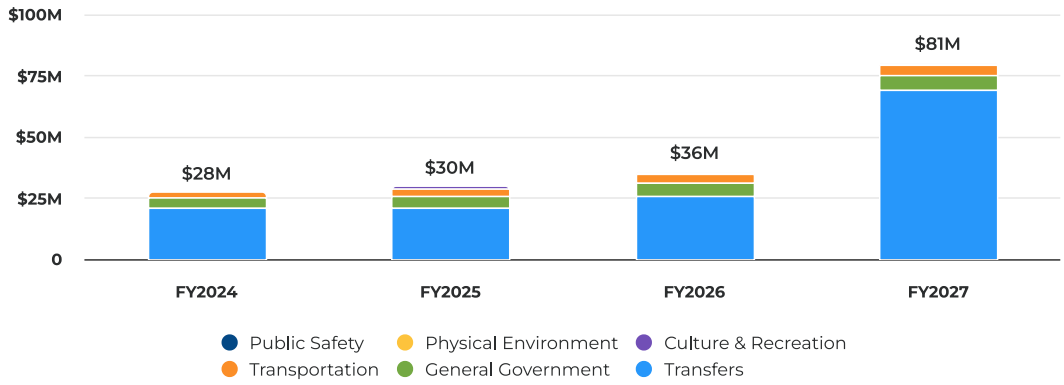
Expenditures by Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
General Fund	$27,647,730.39	$29,952,582.41	$35,945,150.00	$22,680,860.00
Total Expenditures	**$27,647,730.39**	**$29,952,582.41**	**$35,945,150.00**	**$22,680,860.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
General Fund	$80,681,600.00	124.46%
Total Expenditures	**$80,681,600.00**	**124.46%**

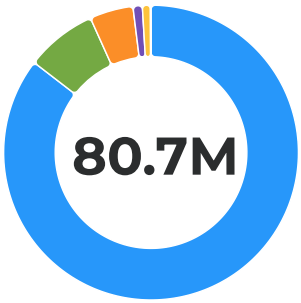
Expenditures by Function

Historical Expenditures by Function



General Fund

FY27 Expenditures by Function



Transfers	**$68,942,000**	85.45%
General Government	**$6,308,600**	7.82%
Transportation	**$3,847,400**	4.77%
Physical Environment	**$820,000**	1.02%
Culture & Recreation	**$706,600**	0.88%
Public Safety	**$57,000**	0.07%

Expenditures by Function

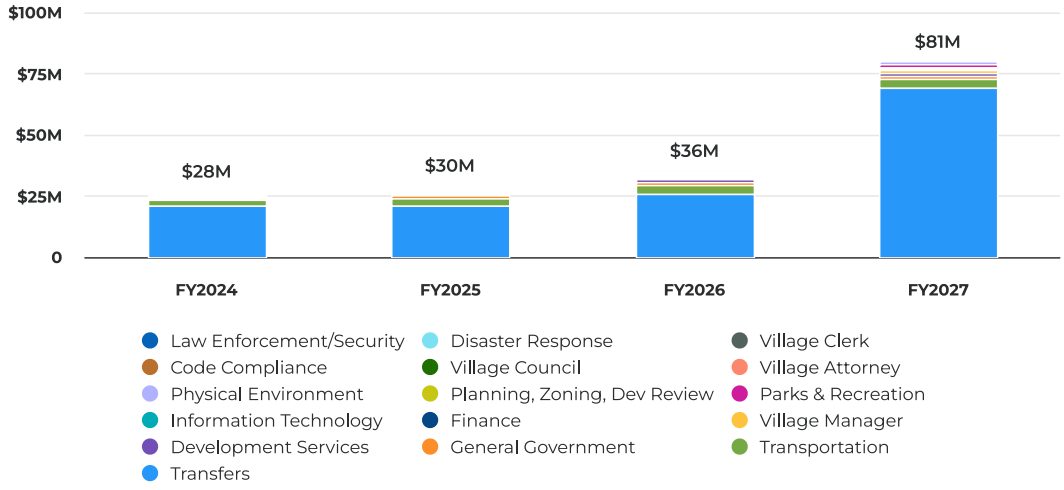
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
General Government	$4,008,917.26	$5,019,781.42	$5,490,010.00	$4,475,680.00
Public Safety	$82,188.50	$53,809.00	$50,925.00	$52,000.00
Physical Environment	$187,860.42	$255,216.99	$505,000.00	$615,000.00
Transportation	$2,424,937.89	$3,003,526.12	$3,869,310.00	$3,165,380.00
Culture & Recreation	$109,938.12	$745,598.15	$514,800.00	$722,800.00
Transfers	$20,833,888.20	$20,874,650.73	$25,515,105.00	$13,650,000.00
Total Expenditures	**$27,647,730.39**	**$29,952,582.41**	**$35,945,150.00**	**$22,680,860.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
General Government	$6,308,600.00	14.91%
Public Safety	$57,000.00	11.93%
Physical Environment	$820,000.00	62.38%
Transportation	$3,847,400.00	-0.57%
Culture & Recreation	$706,600.00	37.26%
Transfers	$68,942,000.00	170.20%
Total Expenditures	**$80,681,600.00**	**124.46%**

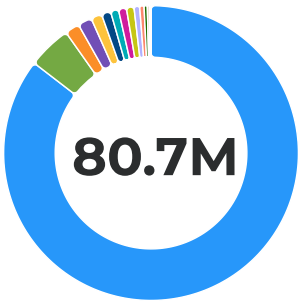
General Fund

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Transfers	$68,942,000	85.45%
Transportation	$3,847,400	4.77%
General Government	$1,288,300	1.60%
Village Manager	$1,226,800	1.52%
Development Services	$981,700	1.22%
Physical Environment	$820,000	1.02%
Information Technology	$711,500	0.88%
Parks & Recreation	$706,600	0.88%
Finance	$662,550	0.82%
Planning, Zoning, Dev Review	$501,500	0.62%
Village Attorney	$389,000	0.48%
Code Compliance	$274,000	0.34%
Village Council	$175,700	0.22%
Village Clerk	$66,300	0.08%
Law Enforcement/Security	$57,000	0.07%
Disaster Response	$31,250	0.04%

General Fund

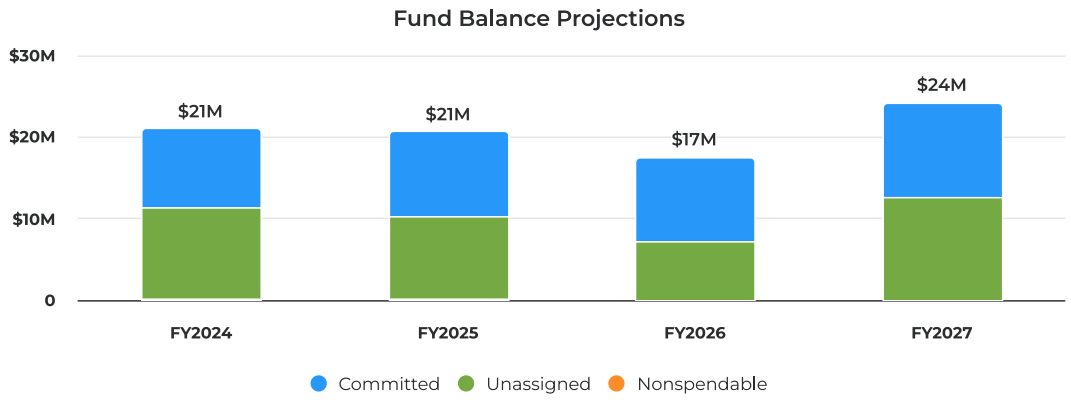
Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Village Council	$149,854.99	$150,739.35	$176,680.00	$126,860.00
Village Attorney	$428,836.94	$283,229.39	$375,000.00	$328,400.00
Village Manager	$640,078.72	$690,231.36	$781,910.00	$621,620.00
Code Compliance	$3,672.50	$238,098.69	$29,275.00	$251,400.00
Village Clerk	$64,353.39	$97,323.04	$255,490.00	$63,190.00
Finance	$545,498.36	$615,899.15	$640,330.00	$568,390.00
Development Services	$526,808.08	$851,588.79	$1,044,075.00	$509,390.00
Parks & Recreation	$109,938.12	$745,598.15	$514,800.00	$722,800.00
Information Technology	$402,690.11	$401,138.94	$670,000.00	$390,200.00
Transfers	$20,833,888.20	$20,874,650.73	$25,515,105.00	$13,650,000.00
General Government	$626,415.56	$1,017,655.16	$1,094,000.00	$1,059,300.00
Disaster Response	$236,198.75	$134,326.20	$35,000.00	$61,500.00
Law Enforcement/Security	$82,188.50	$53,809.00	$50,925.00	$52,000.00
Physical Environment	$187,860.42	$255,216.99	$505,000.00	$615,000.00
Transportation	$2,424,937.89	$3,003,526.12	$3,869,310.00	$3,165,380.00
Planning, Zoning, Dev Review	$384,509.86	$539,551.35	$388,250.00	$495,430.00
Total Expenditures	**$27,647,730.39**	**$29,952,582.41**	**$35,945,150.00**	**$22,680,860.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Village Council	$175,700.00	-0.55%
Village Attorney	$389,000.00	3.73%
Village Manager	$1,226,800.00	56.90%
Code Compliance	$274,000.00	835.95%
Village Clerk	$66,300.00	-74.05%
Finance	$662,550.00	3.47%
Development Services	$981,700.00	-5.97%
Parks & Recreation	$706,600.00	37.26%
Information Technology	$711,500.00	6.19%
Transfers	$68,942,000.00	170.20%
General Government	$1,288,300.00	17.76%
Disaster Response	$31,250.00	-10.71%
Law Enforcement/Security	$57,000.00	11.93%
Physical Environment	$820,000.00	62.38%
Transportation	$3,847,400.00	-0.57%
Planning, Zoning, Dev Review	$501,500.00	29.17%
Total Expenditures	**$80,681,600.00**	**124.46%**

General Fund

Fund Balance

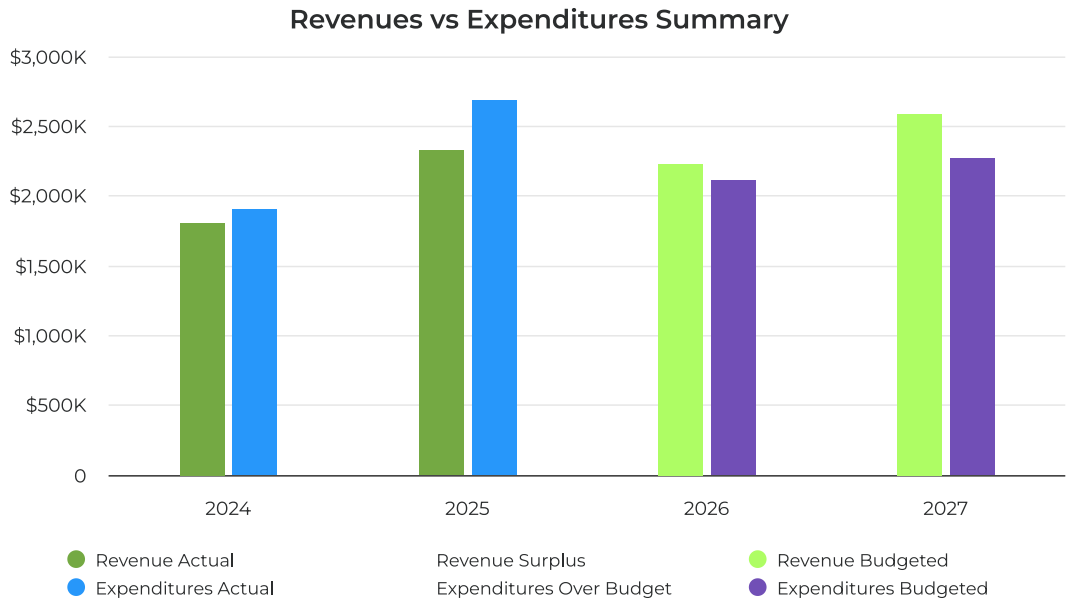


Financial Summary

Fund Balance	FY 2024	FY 2025	FY 2026	FY 2027
Unassigned	$11,364,266.00	$10,186,792.00	$7,095,483.00	$12,531,983.00
Committed	$9,669,400.00	$10,349,500.00	$10,349,500.00	$11,635,000.00
Nonspendable	$14,525.00	$93,951.00		
Total Fund Balance	**$21,048,191.00**	**$20,630,243.00**	**$17,444,983.00**	**$24,166,983.00**

Building Fee Fund

Summary



Comprehensive Fund Summary

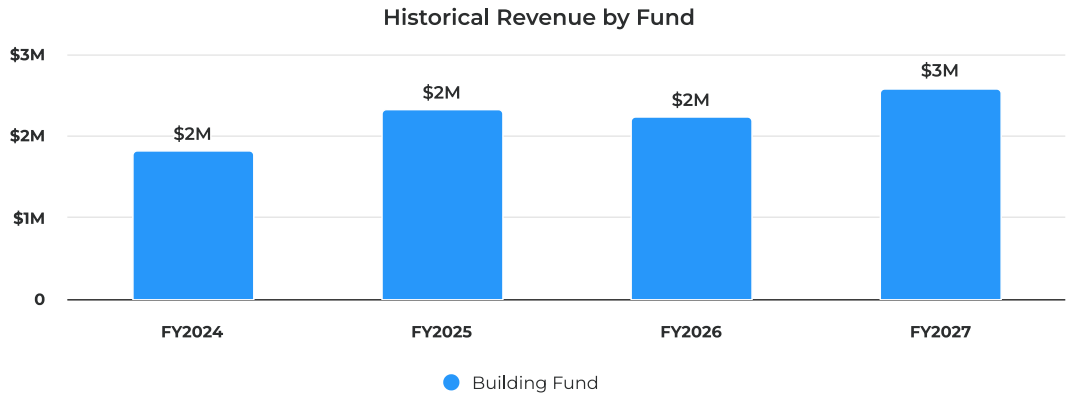
Comprehensive Fund Summary

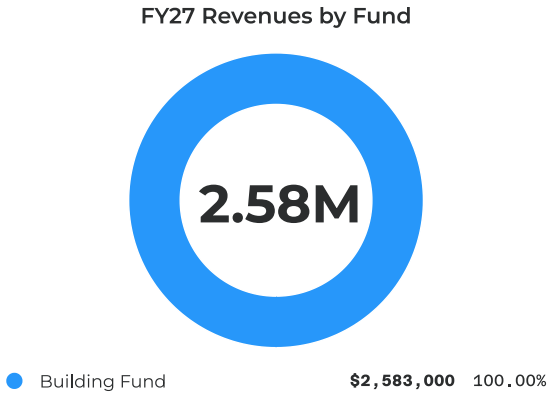
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance	**$443,445.00**	**$354,752.00**	**-$3,517.00**	**$30,333.00**	**-962.47%**
Revenues					
Permits, Fees, and Special Assessments	$1,736,627.61	$1,513,871.98	$2,157,000.00	$2,508,000.00	16.10%
Charges for Services	$43,134.47	$34,873.23	$57,000.00	$60,000.00	12.22%
Misc Revenues	$28,640.68	$23,213.05	$16,000.00	$15,000.00	-11.76%
Other Sources		$750,000.00			
Total Revenues	**$1,808,402.76**	**$2,321,958.26**	**$2,230,000.00**	**$2,583,000.00**	**15.79%**
Expenditures					
Operating Expenses	$1,897,096.08	$2,680,227.28	$2,196,150.00	$2,269,380.00	7.15%
Total Expenditures	**$1,897,096.08**	**$2,680,227.28**	**$2,196,150.00**	**$2,269,380.00**	**7.15%**

Building Fee Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Total Revenues Less Expenditures	-$88,693.32	-$358,269.02	$33,850.00	$313,620.00	177.81%
Ending Fund Balance	$354,751.68	-$3,517.02	$30,333.00	$343,953.00	214.48%

Revenues by Fund





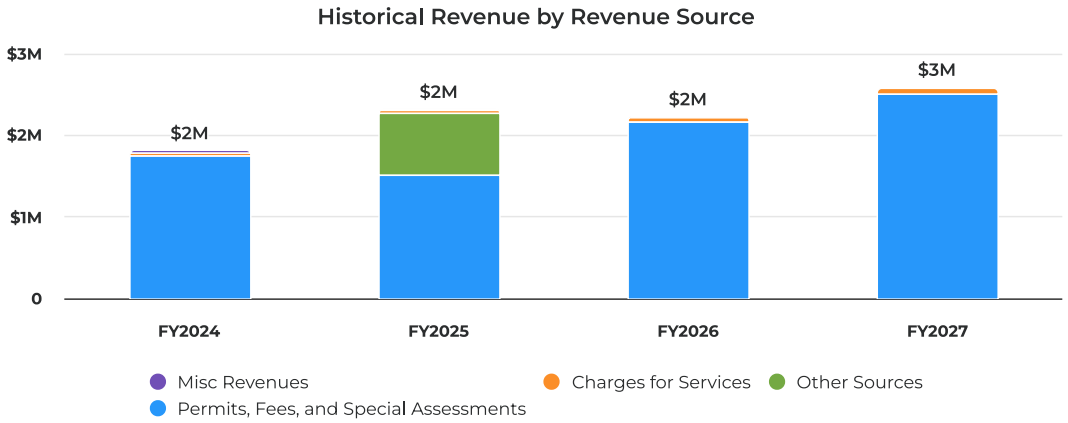
Revenues by Fund

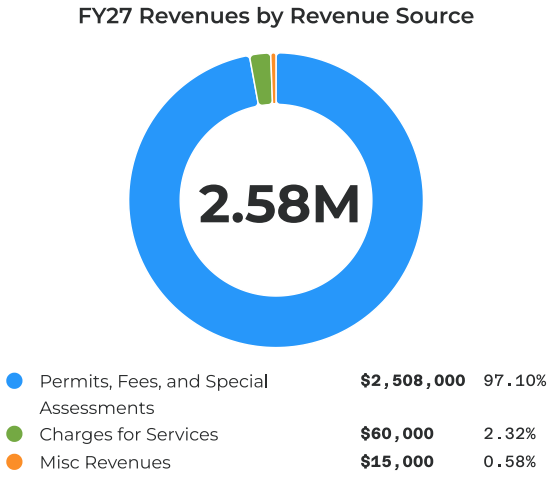
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Building Fund	$1,808,402.76	$2,321,958.26	$2,230,755.00	$2,230,000.00
Total Revenues	**$1,808,402.76**	**$2,321,958.26**	**$2,230,755.00**	**$2,230,000.00**

Building Fee Fund

Category *(continued from above)* ↑	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Building Fund	$2,583,000.00	15.79%
Total Revenues	**$2,583,000.00**	**15.79%**

Revenues by Revenue Source





Revenues by Revenue Source

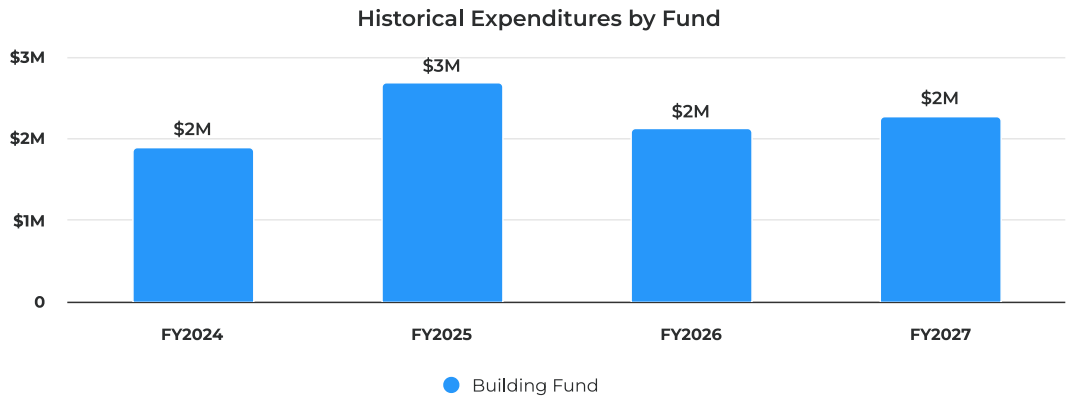
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Permits, Fees, and Special Assessments	$1,736,627.61	$1,513,871.98	$2,160,290.00	$2,157,000.00

Building Fee Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Charges for Services	$43,134.47	$34,873.23	$53,465.00	$57,000.00
Misc Revenues	$28,640.68	$23,213.05	$17,000.00	$16,000.00
Other Sources		$750,000.00		
Total Revenues	**$1,808,402.76**	**$2,321,958.26**	**$2,230,755.00**	**$2,230,000.00**

Category *(continued from above)* ↑	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Permits, Fees, and Special Assessments	$2,508,000.00	16.10%
Charges for Services	$60,000.00	12.22%
Misc Revenues	$15,000.00	-11.76%
Other Sources		
Total Revenues	**$2,583,000.00**	**15.79%**

Expenditures by Fund



Building Fee Fund

FY27 Expenditures by Fund



Building Fund	$2,269,380	100.00%

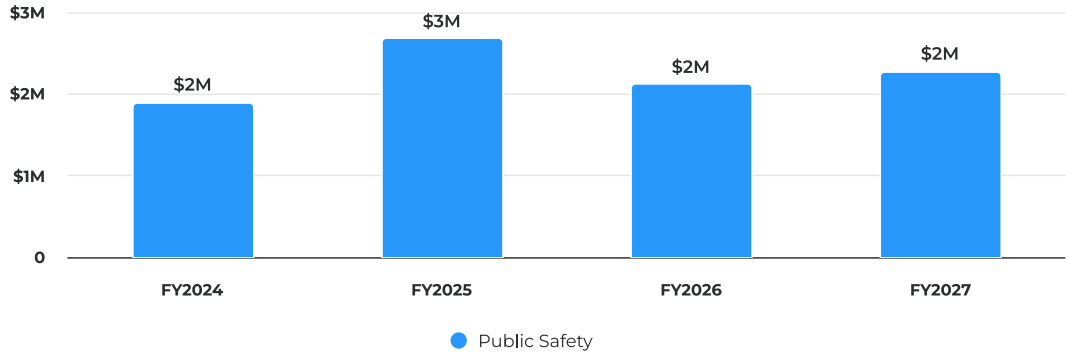
Expenditures by Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Building Fund	$1,897,096.08	$2,680,227.28	$2,117,865.00	$2,196,150.00
Total Expenditures	**$1,897,096.08**	**$2,680,227.28**	**$2,117,865.00**	**$2,196,150.00**

Category *(continued from above)* ↑	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Building Fund	$2,269,380.00	7.15%
Total Expenditures	**$2,269,380.00**	**7.15%**

Expenditures by Function

Historical Expenditures by Function



Building Fee Fund

FY27 Expenditures by Function



Public Safety	$2,269,380	100.00%

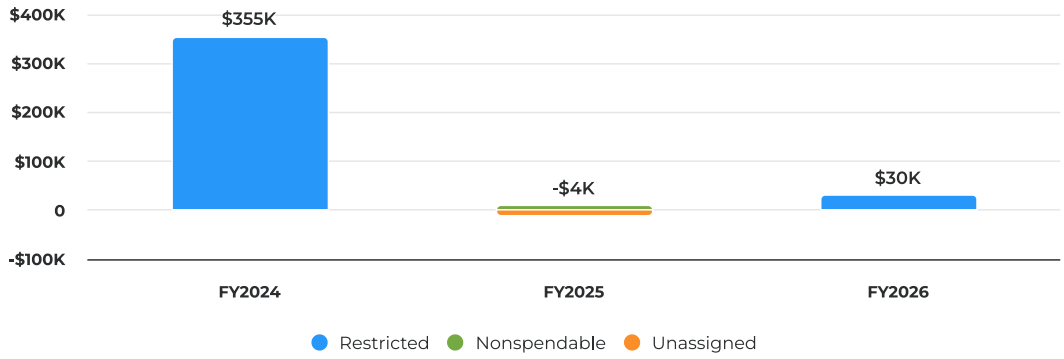
Expenditures by Function

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Public Safety	$1,897,096.08	$2,680,227.28	$2,117,865.00	$2,196,150.00
Total Expenditures	**$1,897,096.08**	**$2,680,227.28**	**$2,117,865.00**	**$2,196,150.00**

Category *(continued from above)* ↑	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Public Safety	$2,269,380.00	7.15%
Total Expenditures	**$2,269,380.00**	**7.15%**

Fund Balance

Fund Balance Projections



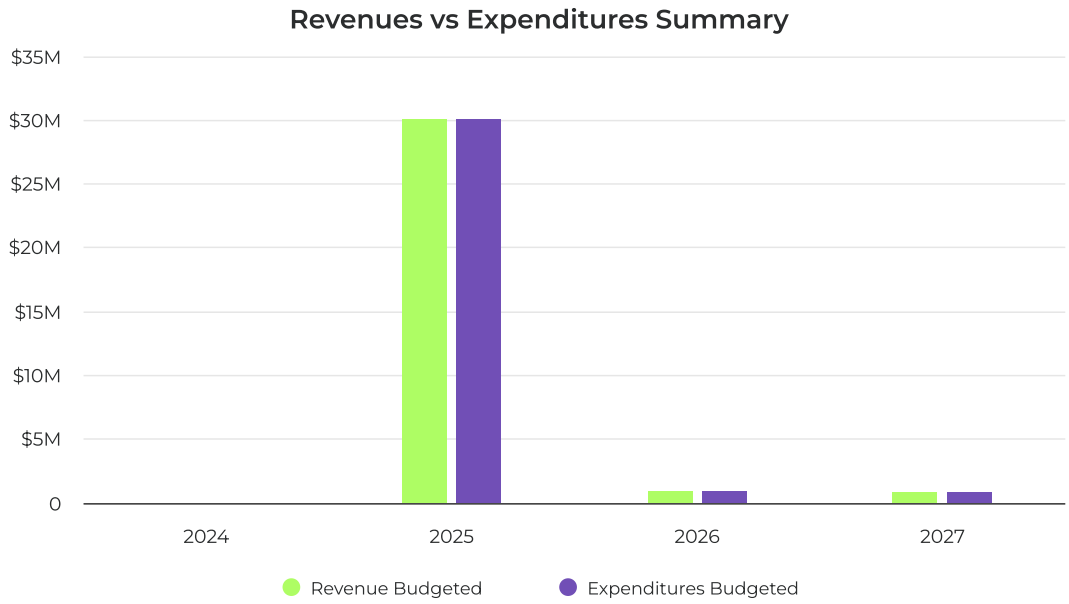
Building Fee Fund

Financial Summary

Fund Balance	FY 2024	FY 2025	FY 2026
Unassigned		-$12,119.00	
Restricted	$354,752.00		$30,333.00
Nonspendable		$8,602.00	
Total Fund Balance	**$354,752.00**	**-$3,517.00**	**$30,333.00**

Debt Service Fund

Summary



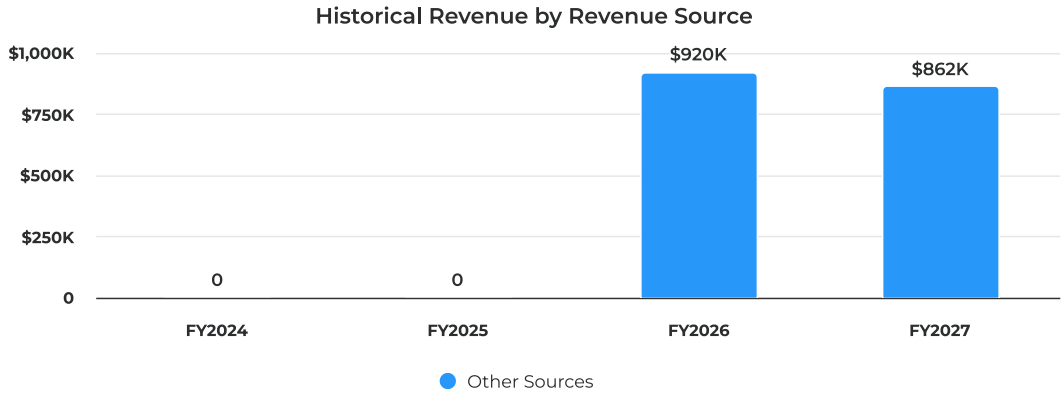
Comprehensive Fund Summary

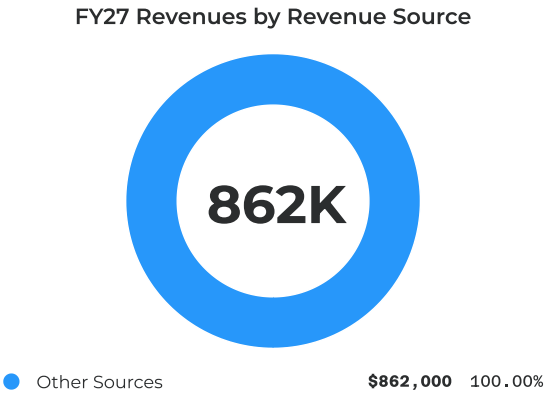
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance						
Revenues						
Other Sources			$920,000.00		$862,000.00	-6.30%
Total Revenues			**$920,000.00**		**$862,000.00**	**-6.30%**
Expenditures						
Operating Expenses			$920,000.00		$862,000.00	-6.30%
Total Expenditures			**$920,000.00**		**$862,000.00**	**-6.30%**
Total Revenues Less Expenditures						
Ending Fund Balance						

Debt Service Fund

Revenues by Revenue Source



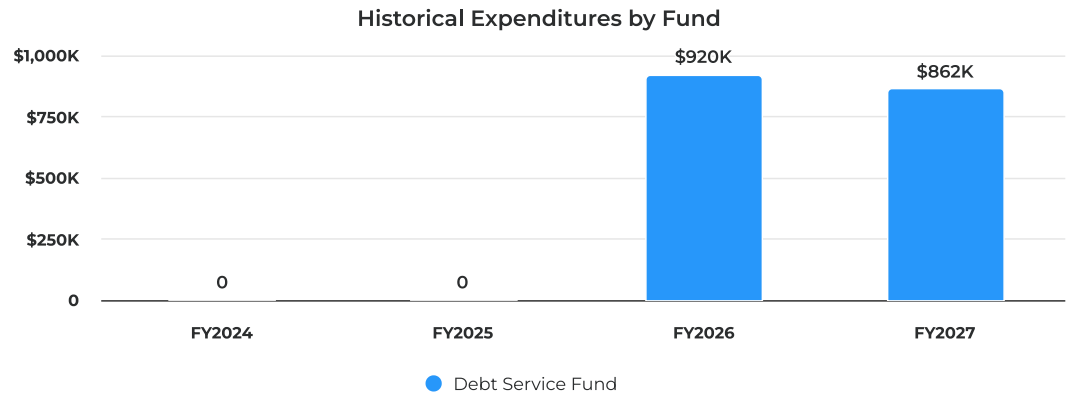


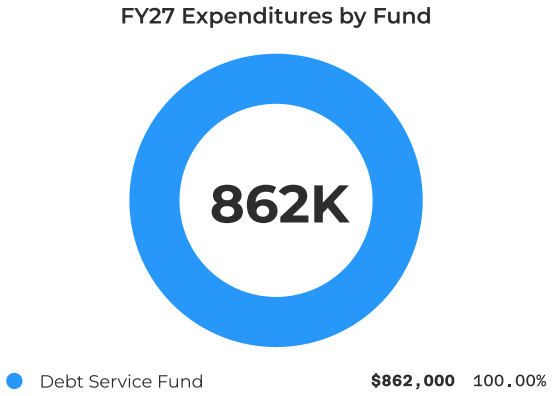
Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Other Sources			$920,000.00		$862,000.00	-6.30%
Total Revenues			**$920,000.00**		**$862,000.00**	**-6.30%**

Debt Service Fund

Expenditures by Fund



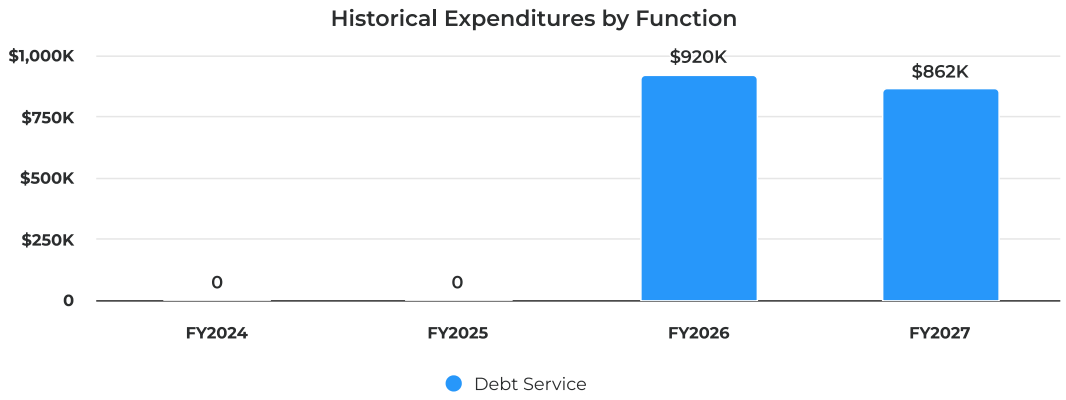


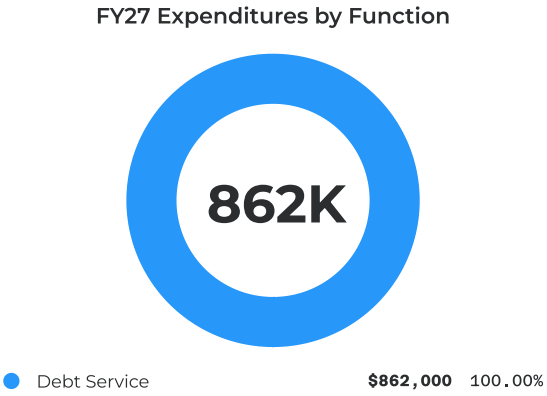
Expenditures by Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Debt Service Fund			$920,000.00		$862,000.00	-6.30%
Total Expenditures			**$920,000.00**		**$862,000.00**	**-6.30%**

Debt Service Fund

Expenditures by Function



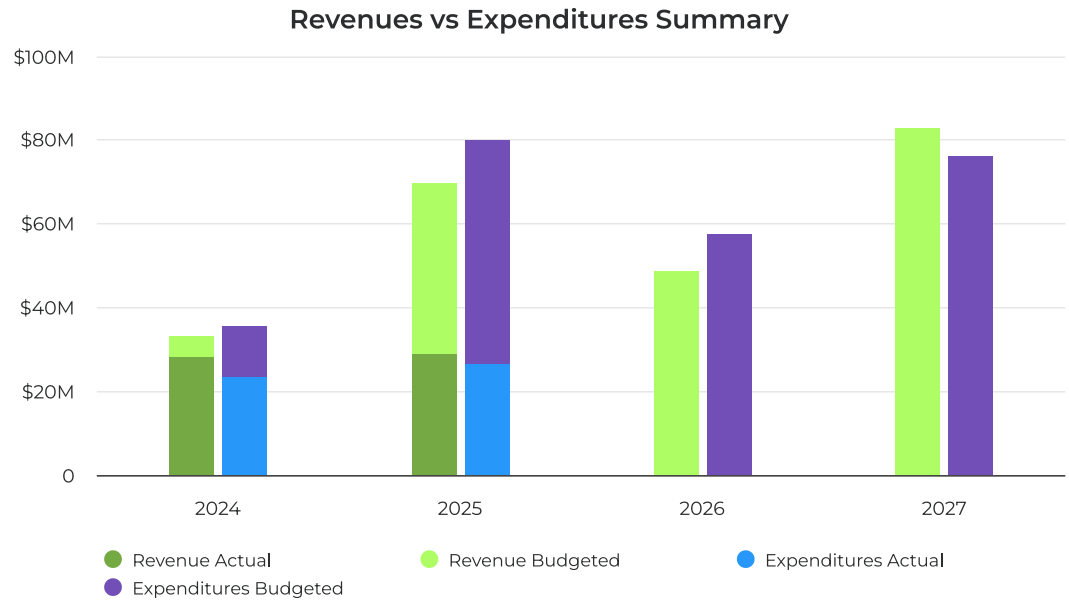


Expenditures by Function

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Debt Service			$920,000.00		$862,000.00	-6.30%
Total Expenditures			**$920,000.00**		**$862,000.00**	**-6.30%**

Capital Projects Fund

Summary



Comprehensive Fund Summary

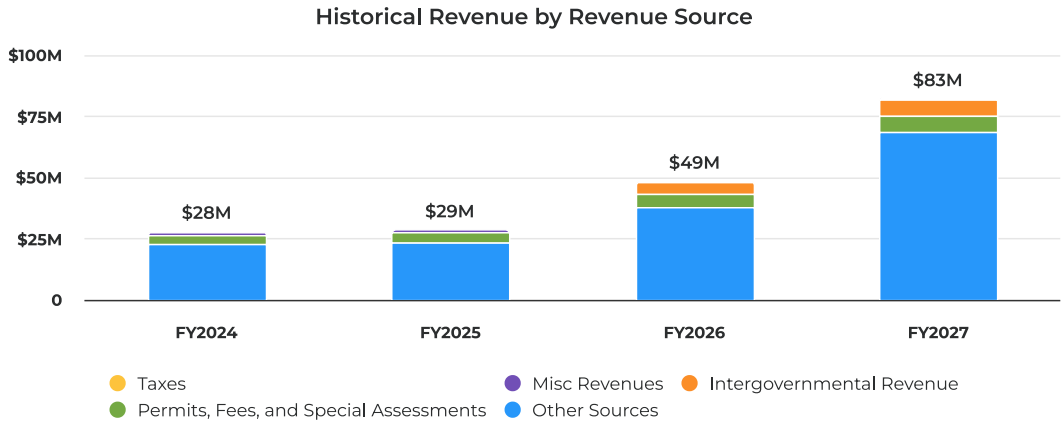
Comprehensive Fund Summary

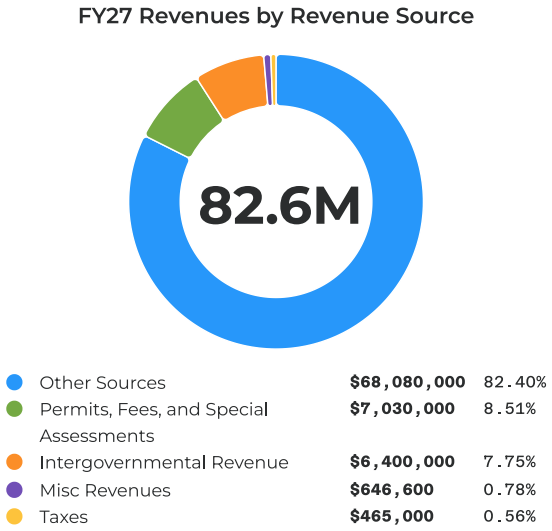
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance	**$16,634,405.00**	**$21,439,375.00**	**$23,796,366.00**	**$14,440,126.00**	**-39.32%**
Revenues					
Taxes	$446,574.64	$486,166.53	$450,000.00	$465,000.00	12.05%
Permits, Fees, and Special Assessments	$4,031,441.20	$3,973,488.47	$6,820,000.00	$7,030,000.00	18.44%
Intergovernmental Revenue				$6,400,000.00	50.59%
Misc Revenues	$1,189,086.41	$1,020,173.01	$628,200.00	$646,600.00	23.04%
Other Sources	$22,366,222.30	$23,345,272.81	$26,467,800.00	$68,080,000.00	81.97%
Total Revenues	**$28,033,324.55**	**$28,825,100.82**	**$34,366,000.00**	**$82,621,600.00**	**70.22%**
Expenditures					

Capital Projects Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Operating Expenses	$23,228,353.76	$26,468,110.92	$43,722,240.00	$75,920,000.00	32.10%
Total Expenditures	**$23,228,353.76**	**$26,468,110.92**	**$43,722,240.00**	**$75,920,000.00**	**32.10%**
Total Revenues Less Expenditures	**$4,804,970.79**	**$2,356,989.90**	**-$9,356,240.00**	**$6,701,600.00**	**-175.04%**
Ending Fund Balance	**$21,439,375.79**	**$23,796,364.90**	**$14,440,126.00**	**$21,141,726.00**	**42.22%**

Revenues by Revenue Source





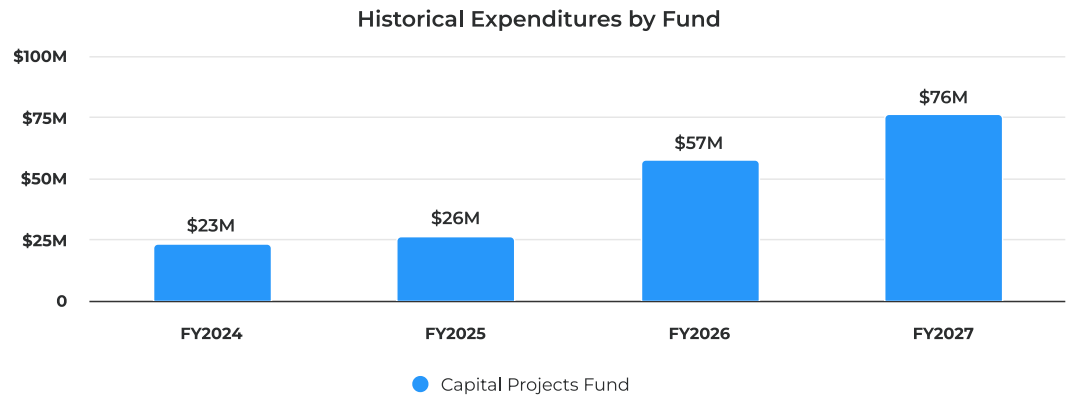
Capital Projects Fund

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Taxes	$446,574.64	$486,166.53	$415,000.00	$450,000.00
Permits, Fees, and Special Assessments	$4,031,441.20	$3,973,488.47	$5,935,528.00	$6,820,000.00
Intergovernmental Revenue			$4,250,000.00	
Misc Revenues	$1,189,086.41	$1,020,173.01	$525,500.00	$628,200.00
Other Sources	$22,366,222.30	$23,345,272.81	$37,412,905.00	$26,467,800.00
Total Revenues	**$28,033,324.55**	**$28,825,100.82**	**$48,538,933.00**	**$34,366,000.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Taxes	$465,000.00	12.05%
Permits, Fees, and Special Assessments	$7,030,000.00	18.44%
Intergovernmental Revenue	$6,400,000.00	50.59%
Misc Revenues	$646,600.00	23.04%
Other Sources	$68,080,000.00	81.97%
Total Revenues	**$82,621,600.00**	**70.22%**

Expenditures by Fund



Capital Projects Fund

FY27 Expenditures by Fund



Capital Projects Fund **$75,920,000** 100.00%

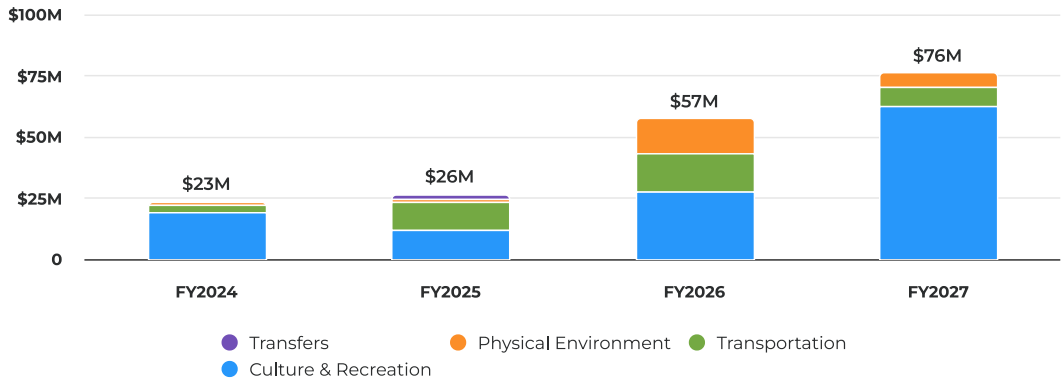
Expenditures by Fund

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Capital Projects Fund	$23,228,353.76	$26,468,110.92	$57,470,106.00	$43,722,240.00
Total Expenditures	**$23,228,353.76**	**$26,468,110.92**	**$57,470,106.00**	**$43,722,240.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Capital Projects Fund	$75,920,000.00	32.10%
Total Expenditures	**$75,920,000.00**	**32.10%**

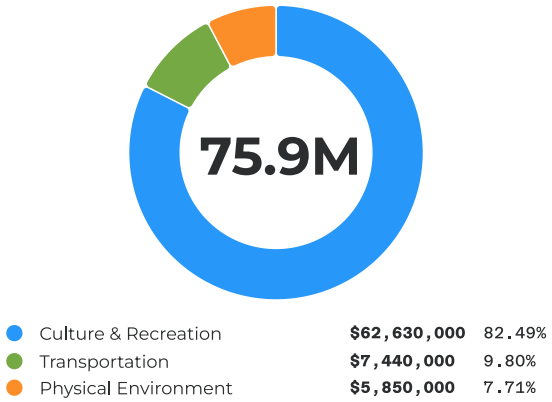
Expenditures by Function

Historical Expenditures by Function



Capital Projects Fund

FY27 Expenditures by Function



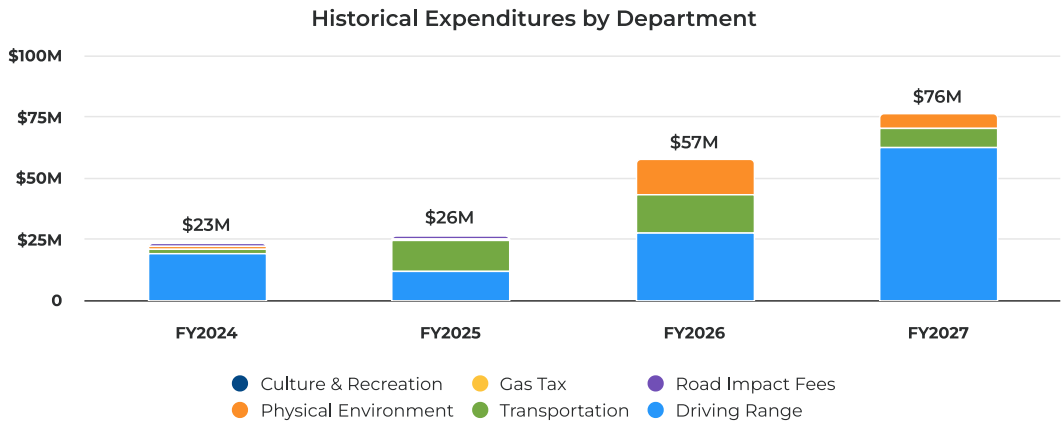
Expenditures by Function

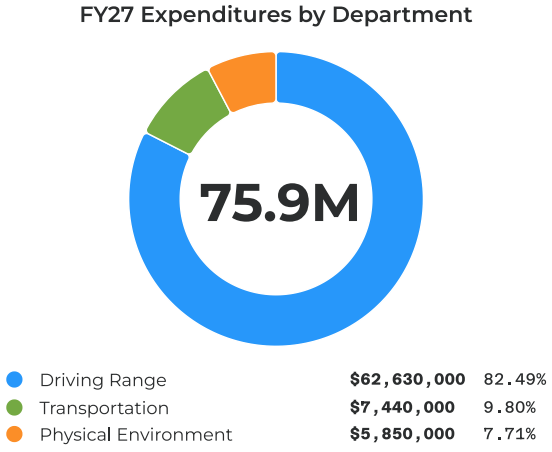
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Physical Environment	$1,105,818.23	$707,833.58	$14,125,106.00	$6,150,000.00
Transportation	$3,205,920.10	$11,821,001.20	$16,050,000.00	$7,500,000.00
Culture & Recreation	$18,916,615.43	$11,658,698.78	$27,295,000.00	$30,072,240.00
Transfers		$2,280,577.36		
Total Expenditures	**$23,228,353.76**	**$26,468,110.92**	**$57,470,106.00**	**$43,722,240.00**

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Physical Environment	$5,850,000.00	-58.58%
Transportation	$7,440,000.00	-53.64%
Culture & Recreation	$62,630,000.00	129.46%
Transfers		
Total Expenditures	**$75,920,000.00**	**32.10%**

Capital Projects Fund

Expenditures by Department





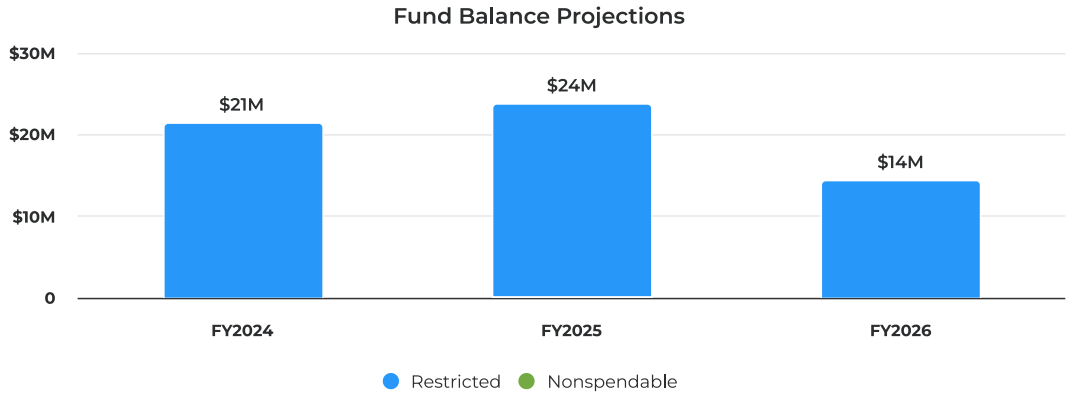
Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected
Driving Range	$18,916,615.43	$11,658,698.78	$27,295,000.00	$30,072,240.00
Gas Tax	$334,524.29			
Road Impact Fees	$1,197,809.81	$940,044.72		
Culture & Recreation		$280,577.36		
Physical Environment	$1,105,818.23	$707,833.58	$14,125,106.00	$6,150,000.00
Transportation	$1,673,586.00	$12,880,956.48	$16,050,000.00	$7,500,000.00
Total Expenditures	**$23,228,353.76**	**$26,468,110.92**	**$57,470,106.00**	**$43,722,240.00**

Capital Projects Fund

Category *(continued from above)*	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Driving Range	$62,630,000.00	129.46%
Gas Tax		
Road Impact Fees		
Culture & Recreation		
Physical Environment	$5,850,000.00	-58.58%
Transportation	$7,440,000.00	-53.64%
Total Expenditures	**$75,920,000.00**	**32.10%**

Fund Balance



Financial Summary

Fund Balance	FY 2024	FY 2025	FY 2026
Restricted	$21,439,375.00	$23,780,566.00	$14,440,126.00
Nonspendable		$15,800.00	
Total Fund Balance	**$21,439,375.00**	**$23,796,366.00**	**$14,440,126.00**