



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
SEPTEMBER 9, 2026, 05:05 PM



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
September 9, 2026, 05:05 pm

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

Worship Leader Drew DiRoma Estero Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. FIRST PUBLIC BUDGET HEARINGS

a. Resolution No. 2026-18 Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2026-2027; Establishing the Date, Time and Place for a Public Hearing to Adopt the Final Millage Rate and Final Levying of Ad Valorem Taxes for Fiscal Year 2026-2027; and Providing an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2026-18.

Financial Impact

Approval of the resolution will adopt the tentative Ad Valorem millage rate for the Fiscal Year 2026-2027.

Attachment: [SS Res No 2026-18 Tentative Mill Rate 09.09.2026.pdf](#)

Attachment: [1 Res No 2026-18 Tentative Millage FY26-27 09.09.2026.pdf](#)

Attachment: [2 DR-420 E-Trim Certified 07.14.2026.pdf](#)

b. Resolution No. 2026-19 Adopting the Tentative Budget for Fiscal Year 2026-2027

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Budget for Fiscal Year 2026-2027; and Providing an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2026-19.

Financial Impact

Approval of Resolution No. 2026-19 will adopt the tentative budget for the Fiscal Year 2026-2027.

Attachment: [SS Res 2026-19 Tentative Budget 09.09.2026 rte final.pdf](#)

Attachment: [1 Resolution 2026-19 Tentative Budget FY26-27 09.09.2026.pdf](#)

Attachment: [2 FY 27 Budget Summary 09.09.2026.pdf](#)

Attachment: [3 FY27 Tentative Budget Book.pdf](#)

3. PROCLAMATION

a. Dr. Lawrence Antonucci Retirement

Attachment: [Dr. Larry Antonucci Lee Health CEO.pdf](#)

4. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. CONSENT AGENDA

a. July 2, 2026 Village Council Meeting Minutes

Attachment: [07022026.pdf](#)

b. Financial Report for Month ended June 2026

Attachment: [SS Monthly Financial Report 06.30.2026.pdf](#)

Attachment: [1 Budget Report ALL Funds June 2026.pdf](#)

Attachment: [2 Fund Balance Report June 2026.pdf](#)

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

a. Resolution No. 2026-20 authorizing the Village Manager or Designee to execute Community Development Block Grant- Disaster Recovery (CDBG-DR) contracts, contract amendments, and related program documentation

Resolution of the Village Council of the Village of Estero, Florida, Authorizing the Village Manager or Designee to Execute Community Development Block Grant- Disaster Recovery (CDBG_DR) Contracts, Contract Amendments, and Related Program Documentation; Making Related Findings; Providing for

Severability; And Providing for an Effective Date.

Recommended Action

Adopt Resolution No. 2026-20 authorizing the Village Manager or Designee to execute Community Development Block Grant- Disaster Recovery (CDBG-DR) contracts, contract amendments, and related program documentation.

Financial Impact

No financial impact

Attachment: [SS Res No 2026-20 VOE VM or Designee sign CDBG-Dr docs .pdf](#)

Attachment: [1 Res No 2026-20 VOE Manager or Designee .pdf](#)

b. Resolution No. 2026-21 Authorizing exercise of eminent domain to allow Williams Road roundabout project.

A Resolution of the Village Council of the Village of Estero, Florida, Authorizing the Use of Eminent Domain for the Acquisition of Certain Real Property of Fountain Lakes to Facilitate the Construction of the Williams Road Roundabout Project; Making Related Findings; Providing for Severability and for an Effective Date.

Attachment: [SS Res No 2026-21 Eminent Domain Fountain Lakes .pdf](#)

Attachment: [1 Res No. 2026-21 Eminent Domain .pdf](#)

Attachment: [Attach A Fountain Lakes Williams Rd RoW Sketch Legal.pdf](#)

c. Resolution No. 2026-22 Supporting the construction of a noise wall and enhanced landscaping by FDOT related to the Interstate 75 expansion project within the Village

A Resolution of the Village Council of the Village of Estero, Florida, Supporting the Construction by the Florida Department of Transportation of a Noise Wall for the Brooks Community; Making Related Findings; Providing for Severability and Providing for an Effective Date.

Recommended Action

Motion to adopt Resolution 2026-22.

Financial Impact

N/A

Attachment: [SS Support FDOT of Noise Wall .pdf](#)

Attachment: [Res No. 2026-22 .Support construct by FDOT of a noise wall for Brooks docx.pdf](#)

Attachment: [Proposed I-75 Noise Wall Locations.pdf](#)

d. Estero RiverPark Phase 2 Path Construction Contract

Recommended Action

Motion to approve award of Contract 26036 with Honc Industries to construct RiverPark Phase 2 Paths for \$244,075.

Approve a \$24,000 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 \$268,075 (contract plus 10% contingency). This will be funded using available funds in the Estero River RiverPark budget.

Attachment: [SS- Estero River Park Phase 2 Path.pdf](#)

Attachment: [01 Contract 26036 RiverPark Phase 2 Path Construction.pdf](#)

Attachment: [02 ITB 10826.pdf](#)

Attachment: [03 ITB 10826 Tabulation Sheet.pdf](#)

Attachment: [04-Honc Industries Bid.pdf](#)

Attachment: [05 Loc Map.pdf](#)

Attachment: [06 Phase 2 Path Construction Plans.pdf](#)

e. RiverPark Trails Non-Native Plant Treatment

Recommended Action

Motion to approve award of Invitation to Bid 10626 with Earth Balance to provide non-native plant treatment services to RiverPark for \$90,895 over five years.

Approve a \$9,000 contingency for additional services that may be required to complete the project.

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

Financial Impact

The purchase order is for five years, with two treatments each of the first two years and one treatment per year in three through five. Funding is provided by the RiverPark Construction budget and the RiverPark operations and maintenance budget.

Years 1 & 2:	\$25,790
Years 3-5:	\$12,895
Contingency:	\$9,000
Total:	\$99,265 (over five years)

Attachment: [SS RiverPark Non-Native Plant Treatment.pdf](#)

Attachment: [01 Purchase Order Non-Native Plant Treatment.pdf](#)

Attachment: [02 Bid Tabulation Sheet.pdf](#)

Attachment: [03 Bid Scope of Services.pdf](#)

Attachment: [04 Loc Map.pdf](#)

f. Broadway Ave West Improvements Change Order 01

Recommended Action

Motion to approve Contract No. 26010 Change Order 01 for CW3 Engineering to provide professional services for the design and permitting of utility improvements along Broadway Ave West for \$382,820.

Approve a \$38,000 contingency for additional services that may be required to complete the project.

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

Financial Impact

The financial impact of this change order is \$420,820 (contract plus 10% contingency). This will be funded using available funds within the Broadway Ave West budget.

Attachment: [SS-Broadway Ave W Rd Utilities Agenda Summary.pdf](#)

Attachment: [01-Contract 26010 CO-01.pdf](#)

Attachment: [02-Loc Map.pdf](#)

g. Agreement with the Estero Forever Foundation for management of Estero RiverPark.

Recommended Action

Motion to approve the Agreement between the Village of Estero and the Estero Forever Foundation for management of Estero River Park, effective retroactively to July 1, 2026.

Financial Impact

\$5,000 per month during the Agreement's term, effective July 1, 2026.

Attachment: [SS EFF Agreement 9-9-2026.pdf](#)

Attachment: [Estero Forever Foundation Estero River Park Draft Agreement 2026 Revised 9-3-26 clean version used for council packet.pdf](#)

9. SECOND READING AND PUBLIC HEARING

a. 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

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](#)

10.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**11.VILLAGE ATTORNEY'S REPORT****12.VILLAGE MANAGER'S REPORT**

Adjourn Regular Session and Convene Workshop Items

13.WORKSHOP**a. Conceptual Financing -- Special Obligation Revenue Bonds**

Attachment: [SS Conceptual Financing .pdf](#)

Attachment: [Estero Bonds 2026.09.09 workshop_v.1.pdf](#)

14.ADJOURNMENT

General Attachments

[- eComments](#)

Remote Attachment:

[eComments \(https://estero-fl.gov/ecomment-cards/\)](https://estero-fl.gov/ecomment-cards/) (<https://estero-fl.gov/ecomment-cards/>)

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Resolution No. 2026-18

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2026-2027; Establishing the Date, Time and Place for a Public Hearing to Adopt the Final Millage Rate and Final Levying of Ad Valorem Taxes for Fiscal Year 2026-2027; and Providing an Effective Date.

Motion to adopt Resolution No. 2026-18.

Background:

On July 2, 2026, Council reviewed the proposed 2026-2027 budget, which included a proposed millage rate for fiscal year 2026-2027 of 0.7300 mills (\$0.7300 per \$1,000 of assessed property value).

The maximum millage rate for fiscal year 2026-2027 was adopted on July 2, 2026.

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a millage rate. The first, or "tentative," hearing is advertised on the Notice of Proposed Property Taxes (TRIM notice) that the property appraiser mails. The TRIM notice is the only advertisement required for the tentative hearing.

The proposed tentative millage rate for fiscal year 2026-2027 is 0.7300 mills. This proposed tentative millage rate is less than the rolled-back rate of 0.7336 mills by 0.49%.

The second public hearing will be held on September 23, 2026, at 5:05 P.M. in the Village Council Chambers.

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. 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.

Page 1 of 2

Action Requested:

Motion to adopt Resolution No. 2026-18.

Process and Timeline:

The next meeting on the millage rate will be a public hearing on September 23, 2026, at 5:05 P.M.

Financial Impact:

Approval of the resolution will adopt the tentative Ad Valorem millage rate for the Fiscal Year 2026-2027.

Prepared by: Britt Martin

Attachments:

1. Resolution No. 2026-18
2. 2026 Village of Estero Form DR-420

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2026 - 18

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, ADOPTING THE TENTATIVE MILLAGE RATE AND TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, FOR FISCAL YEAR 2026-2027; ESTABLISHING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING TO ADOPT THE FINAL MILLAGE RATE AND FINAL LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2026-2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Estero, Lee County, Florida, on September 9, 2026, held a duly noticed public hearing as required by Florida Statutes 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the Village of Estero, Lee County, Florida has been certified by the Lee County Property Appraiser to the Village of Estero as \$10,350,377,390; and

WHEREAS, a Tentative Budget and Tentative Millage Rate were considered and public comment was provided; and

WHEREAS, the Village Council publicly announced at the public hearing and prior to adoption of the Tentative Budget, the proposed millage rate necessary to fund the Tentative Budget other than the portion of the budget to be funded from sources other than ad valorem taxes and the percent, if any, by which the proposed millage rate exceeds the rolled-back rate, as required by Florida Statutes 200.065 and provided below;

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

Section 1. The fiscal year 2026-2027 tentative ad valorem operating millage rate is hereby adopted at 0.7300 mills, which is less than the rolled-back rate of 0.7336 mills by 0.49% and the levy of an annual tax for said year is made.

Section 2. A public meeting and hearing will be held to consider and adopt the final millage rate for fiscal 2026-2027 as follows:

<u>Date</u>	<u>Time</u>	<u>Place</u>
September 23, 2026	5:05 P.M.	Village of Estero 9401 Corkscrew Palms Circle Estero, Florida 33928

Resolution No. 2026-18

Section 3. This resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on this 9th day of September 2026.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Lee
Principal Authority : Village of Estero	Taxing Authority : Village of Estero - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	10,037,409,687	(1)
2.	Current year taxable value of personal property for operating purposes	\$	312,407,371	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	560,332	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	10,350,377,390	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	90,232,714	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	10,260,144,676	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	10,310,230,489	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☐ YES	☒ NO	Number 0 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☐ YES	☒ NO	Number 0 (9)
Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.		
SIGN HERE	Signature of Property Appraiser:		Date :	
	Electronically Certified by Property Appraiser		6/30/2026 4:31:50 PM	

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		0.7300 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	7,526,468	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	-0-	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	7,526,468	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	-0-	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	10,260,144,676	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		0.7336 per \$1000	(16)
17.	Current year proposed operating millage rate		0.7300 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	7,555,775	(18)

Continued on page 2

DR-420
R. 5/12
Page 2

19.	TYPE of principal authority (check one)	☐ County	☐ Independent Special District	(19)
		☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)	☒ Principal Authority	☐ Dependent Special District	(20)
		☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	☐ Yes	☒ No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUS		 STOP HERE - SIGN AND SUBMIT		
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>		\$ 7,526,468	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		0.7336 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>		\$ 7,593,037	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>		\$ 7,555,775	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		0.7300 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		-0.49 %	(27)
First public budget hearing		Date : 9/9/2026	Time : 5:05 PM EST	Place : 9401 Corkscrew Palms Cir Estero 33928
S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer : Electronically Certified by Principal Taxing Authority			Date : 7/14/2026 10:12:37 AM
	Title : Steve Sarkozy - Village Manger		Contact Name and Contact Title : Ryan Eggleston - Deputy Village Manager	
	Mailing Address : 9401 Corkscrew Palms Circle,		Physical Address : 9401 Corkscrew Palms Circle, Estero Florida 33928	
	City, State, Zip : Estero Florida 33928		Phone Number : (239) 319-2825	Fax Number :

Instructions on page 3

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

DR-420
R. 5/12
Page 3

"Principal Authority" is a county, municipality, or independent special district (including water management districts).

"Taxing Authority" is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check "Yes" if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check "Yes" if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. "Dependent special district" (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

"Independent special district" (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

"Non-voted millage" is any millage not defined as a "voted millage" in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.

All TRIM forms for taxing authorities are available on our website at
<http://floridarevenue.com/property/Pages/TRIM.aspx>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Resolution No. 2026-19 Adopting the Tentative Budget for Fiscal Year 2026-2027

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Budget for Fiscal Year 2026-2027; and Providing an Effective Date.

Motion to adopt Resolution No. 2026-19.

Background:

On July 2, 2026, Council reviewed the proposed 2026-2027 budget. Several changes were made based on new or available information. The major changes were to reduce the originally adopted CIP to remove projects that will be delayed into a future budget year and reduce the bond proceeds to current estimates. The reduction in Capital Projects ultimately reduced the amount of Transfers from the General Fund. Increases were made to the Parks & Recreation budget to include additional maintenance costs for the Sports Park as well as increased maintenance costs for Corkscrew Road.

The tentative budget is as follows:

General Fund	\$ 13,461,950
Special Revenue	2,269,130
Debt Service	2,962,000
Capital Projects	<u>54,280,000</u>
<u>Total All Funds</u>	<u>\$ 72,973,080</u>

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a budget.

The second public hearing will be held on September 23, 2026, at 5:05 P.M. in the Village Council Chambers at 9401 Corkscrew Palms Circle.

Action Requested:

Motion to adopt Resolution No. 2026-19.

Process and Timeline:

The next meeting on the millage rate will be a public hearing on September 23, 2026, at 5:05 P.M.

Financial Impact:

Approval of Resolution No. 2026-19 will adopt the tentative budget for the Fiscal Year 2026-2027.

Prepared by: Britt Martin

Attachments:

1. Resolution No. 2026-19
2. FY 2026-2027 Tentative Budget Summary
3. FY 2026-2027 Tentative Budget Book

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2026-19

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA,
ADOPTING THE TENTATIVE BUDGET FOR FISCAL
YEAR 2026-2027; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Village Council of the Village of Estero, Lee County, Florida, held a duly noticed public hearing and received public comment, as required by Florida Statute 200.065; and

WHEREAS, the Village of Estero, Lee County, Florida, set forth the appropriations and revenue estimates for the Budget for Fiscal Year 2026-2027 as follows:

Expenditures	
General Fund	\$ 13,461,950
Special Revenue	2,269,130
Debt Service	2,962,000
Capital Projects	<u>54,280,000</u>
Total All Funds	\$ <u>72,973,080</u>

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

Section 1. The fiscal year 2026-2027 Tentative Budget is hereby adopted.

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

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 9th day of September 2026. Time adopted _____ p.m.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor

Resolution No. 2026-19

1

BUDGET SUMMARY						
Village of Estero - Fiscal Year 2026-2027						
The proposed operating budget expenditures of the Village of Estero are 25.4% more than last years total operating expenditures.						
			SPECIAL		CAPITAL	
ESTIMATED REVENUES	GENERAL FUND	REVENUE	DEBT SERVICE	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	-	-	4,800,000	9,816,600
Charges for Services		315,200	-	-	-	315,200
Fines and Forfeitures		22,000	-	-	-	22,000
Impact Fees		-	-	-	4,090,000	4,090,000
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	-	10,001,600	30,988,200	
Transfers In		-	-	2,962,000	49,480,000	52,442,000
Debt Proceeds		62,000,000	-	-	-	62,000,000
Fund Balances/Reserves/Net Assets		16,671,658	36,483	-	20,694,566	37,402,707
TOTAL REVENUES, TRANSFERS & BALANCES	\$ 97,075,258	\$ 2,619,483	\$ 2,962,000	\$ 80,176,166	\$ 182,832,907	
EXPENDITURES						
General Government	\$ 5,889,720	\$ -	\$ -	\$ -	\$ -	\$ 5,889,720
Public Safety		281,000	2,269,130	-	-	2,550,130
Physical Environment		500,000	-	-	-	500,000
Transportation		5,284,030	-	-	-	5,284,030
Human Services		50,000	-	-	-	50,000
Culture and Recreation		1,439,700	-	-	-	1,439,700
Capital Outlay		17,500	-	-	54,280,000	54,297,500
Debt Service		-	-	2,962,000	-	2,962,000
TOTAL EXPENDITURES	13,461,950	2,269,130	2,962,000	54,280,000	72,973,080	
Transfers Out		52,442,000	-	-	-	52,442,000
Fund Balances/Reserves/Net Assets		31,171,308	350,353	-	25,896,166	57,417,827
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES	\$ 97,075,258	\$ 2,619,483	\$ 2,962,000	\$ 80,176,166	\$ 182,832,907	
The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.						



2027 Tentative Budget Book

Estero



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Village of Estero, Florida

Tentative Budget

Fiscal Year 2026-2027



Mayor

Joanne Ribble, District 1

Vice Mayor

George Zalucki, District 7

Village Council

Jeffrey Hunt, District 2

Jon McLain, District 3

Lori Fayhee, District 4

Rafael Lopez, District 5

Jim Ward, District 6

Administrative Personnel

Steven. R. Sarkozy, Village Manager

Robert Eschenfelder, Esq., Village Attorney

Britt Martin, Interim Village Finance Director

Lindsey McNeal, Accounting Supervisor

Beth Shapiro, Finance Clerk

Steve Gillette, Procurement Manager

The Village of Estero, Florida was incorporated on December 31, 2014.



2027 Tentative Budget Book | Estero

Page 3



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Village of Estero
Florida**

For the Fiscal Year Beginning

October 01, 2024

Christopher P. Morill

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented an award of Distinguished Budget Presentation to the Village of Estero, Florida for its annual budget for the fiscal year beginning October 1, 2024. To receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.



Introduction

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The Village of Estero's Fiscal Year 2026-2027 Proposed Budget serves as the financial plan for the upcoming fiscal year and reflects the Village's commitment to responsible financial stewardship, strategic investment, and the continued delivery of high-quality services to the community. The budget aligns available resources with the priorities established by the Village Council while maintaining a long-term focus on the Village's financial sustainability and community goals.

This Budget Book is designed to provide residents, elected officials, and other stakeholders with a clear and transparent understanding of the Village's financial plan. It provides information regarding the budget process and financial policies, the Village's organizational and fund structure, major revenues and expenditures, departmental operations, and planned capital investments.

Throughout the document, financial summaries, historical trends, charts, and detailed budget information are presented to provide context for the Fiscal Year 2026-2027 Proposed Budget and illustrate how public resources are allocated to support Village operations, services, infrastructure, and strategic priorities.

Responsible Stewardship • Strategic Investment • Community Focus



Source: <https://www.visitflorida.com/travel-ideas/articles/shopping-estero-coconut-point-fort-myers/>



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.



Memorandum

TO: Village Council

FROM: Steve Sarkozy, Village Manager

DATE: September 9, 2026

SUBJECT: Budget Message – 2026-27 Operating and Capital Budget

Honorable Mayor and Village Council:

I am pleased to provide you with my recommended Fiscal Year 2026-2027 Annual Budget in compliance with Section 8(2) of the Village Charter. In summary, the tentative budget is balanced and provides sufficient funds to meet the operating needs for the coming year, without raising taxes.

A budget is more than a financial document. It reflects the Village's priorities and a roadmap for how public resources will be managed in the year ahead. Our goal in developing this budget has been to maintain a strong financial position while continuing to invest in the infrastructure, services, and projects that support Estero's long-term success.

The Village's financial structure includes several different sources of revenue, each with its own requirements and limitations. Property tax and other unrestricted revenues provide flexibility to address the Village's operational needs. Other revenues, including certain fees and impact fees, are restricted by State law and must be used for specific purposes. Revenues that are not expended in a given fiscal year remain available as fund balance and provide the Village with financial stability, flexibility, and capacity to address future needs.

For FY 2026-27, the Village anticipates the following operating revenues and expenditures:

Operating Revenue	\$30,988,200
Operating Expenditures	<u>(\$15,731,080)</u>
Net Operating Impact (prior to capital and debt expenditures)	<u>\$15,257,120</u>



Budget and Strategic Overview

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When existing fund balance, revenues, debt proceeds, transfers, and planned capital and debt expenditures are considered together, the Village's overall financial plan for FY 2026-27 is as follows:

Projected Beginning Fund Balance (including reserves)	\$37,402,707
Operating Revenue (property taxes, impact fees, etc.)	\$30,988,200
Debt Proceeds	\$62,000,000
Transfers from other funds (capital and debt)	\$52,442,000
<u>Total Available Funds</u>	<u>\$182,832,907</u>
Operating Costs	\$15,731,080
Capital Costs	\$54,280,000
Debt Costs	\$2,962,000
Transfers to other funds (capital and debt)	\$52,442,000
Restricted Fund Balance	\$26,246,519
Committed Fund Balance (reserves)	\$12,840,700
Assigned Fund Balance	\$18,330,608
<u>Projected Use of Funds</u>	<u>\$182,832,907</u>

The Village has intentionally maintained reserves and accumulated resources that can be applied toward planned capital investments and other long-term needs.

As these projects move forward, the Village will draw upon these available resources consistent with their intended purposes. This approach allows us to make meaningful investments in our community while continuing to manage the Village's finances prudently and without increasing taxes.

FY 2026-27 represents an important year for Estero. The budget before you balances the needs of today with the responsibility to plan for tomorrow. It supports the Village's day-to-day operations, advances key capital priorities, and preserves the financial foundation necessary to respond to future opportunities and challenges.

I look forward to working with the Mayor, Village Council, staff, and our community throughout the budget process. Together, we can continue to build upon the strong foundation Estero has established and ensure that Village resources are managed responsibly in support of our community's long-term goals.

Sincerely,



Steve Sarkozy
Village Manager



Budget Outline

The budget is a policy document.

The budget serves as the culmination of the Village's annual planning, implementation, and evaluation process. The steps in this annual process are as follows:

- strategic planning (individual function or Village-wide review)
- capital improvement plan
- budget
- performance metrics

Each section of this budget focuses on a particular revenue stream or expenditure function, with an accompanying explanatory narrative. This budget should be accessible to all readers, sufficient background for context, clear designation of reserves and fund balance, and assistive visuals.

Each revenue section will outline the source of the funds, and any restrictions on the use of said funds. The expenditure sections will provide an explanation via the following sections (where available):

- function
- history
- strategic planning
- proposed budget
- performance metrics

This introductory budget message provides a summary of the following Village functions:

- strategic
- administrative
- public works
- community development
- parks and recreation
- education
- public safety
- economic development



Strategic Direction

The Village Council and Staff pride ourselves on providing forward-thinking, efficient, transparent municipal operations. The principles of our management approach are outlined below:

Strategic Principles:

- Practice **OUTSTANDING ETHICS**, by guarding against Council, Staff, and Board member conflict of interest issues.
- Provide **EXCEPTIONAL TRANSPARENCY**, by actively soliciting resident input and proactively distributing meaningful, comprehensible information to the public.
- Cultivate a **SENSE OF COMMUNITY**, by helping residents engage with one another and create a distinct Estero community.
- Preserve **OPERATIONAL FLEXIBILITY**, by maintaining zero ongoing pension liabilities and a commitment to limited staffing.
- Protect **ENVIRONMENTAL ASSETS** by engaging in water quality management and open space preservation.

Operating Standards:

- Adhere to **PERFORMANCE MANAGEMENT**, by implementing and tracking annual service delivery goals based on quantifiable performance metrics.
- Coordinate **UNIVERSALLY STRONG CUSTOMER SERVICE**, by working with service delivery partners to ensure all resident interactions are helpful.
- Mandate **EXCELLENT CONSTRUCTION PRACTICES**, by creating high standards for public and private projects and inspecting them with prudence and diligence.
- Maintain **SUPERB MAINTENANCE** by prioritizing upkeep of current Village assets and by requiring such upkeep by private communities and businesses.
- Manage **DEBT ACCUMULATION**, by identifying a specific source of funding in the budget sufficient to pay all debt service and related costs.

Our implementation of “government-lite” has yielded benefits to our residents across a spectrum of functions. Further details about the past year, and the years to come, are provided below.

Reflection:

Our governance model reflects the dual priorities of providing daily governance and the nimbleness to act on unique opportunities. This has required us to develop a unique approach to “government lite”. Our purchase of Estero River frontage has provided the Village with substantial recreational and development opportunities that will further improve the quality of life that we enjoy today. The process of acquiring this land, and the subsequent and ongoing planning process, are quite unique in a “government lite” environment. We obtained subject-matter expertise via contract, carefully reviewed the project merits and costs with the community, aligned stakeholder interests around a common set of goals, and executed the acquisition. Our model allowed us to “ramp up” operations, build sound policy based on subject matter expertise, and then “ramp down” operations, in a short time span.



Demographics

The demographic information below provides context for understanding the community served by the Village and supports informed budgeting, long-range planning, and service-delivery decisions. The population, housing, income, education, and other characteristics presented in this section are based on the most recently published data available from the U.S. Census Bureau at the time this budget document was prepared. Most demographic measures reflect the 2020–2024 American Community Survey five-year estimates, while certain population figures may reflect the Census Bureau's July 1, 2024, population estimate. Because demographic data are published after the period measured, the figures may not reflect conditions as of the budget year.

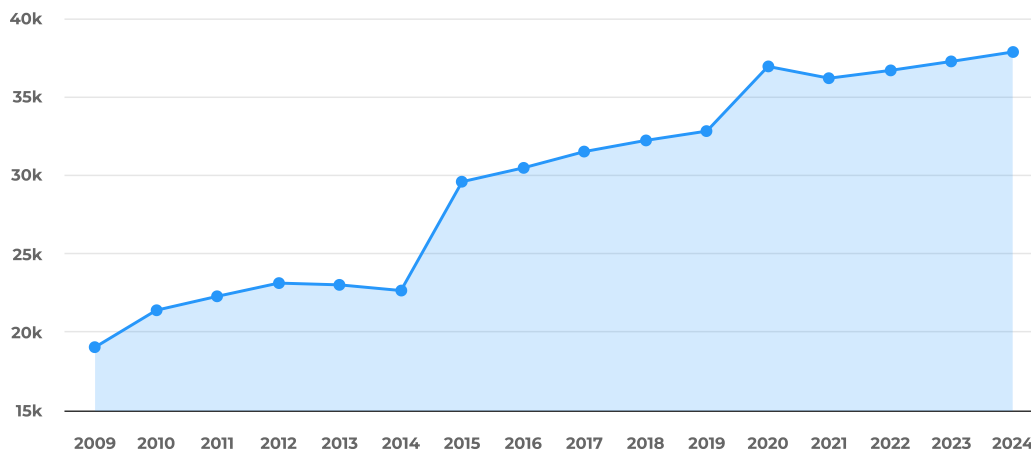
Population



TOTAL POPULATION

37,858**1.61%**
vs. 2023

GROWTH RANK

182 out of **411** Municipalities in Florida

** Data Source: U.S. Census Bureau American Community Survey 5-year Data and the 2020, 2010, 2000, and 1990 Decennial Censuses*



DAYTIME POPULATION

40,171

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

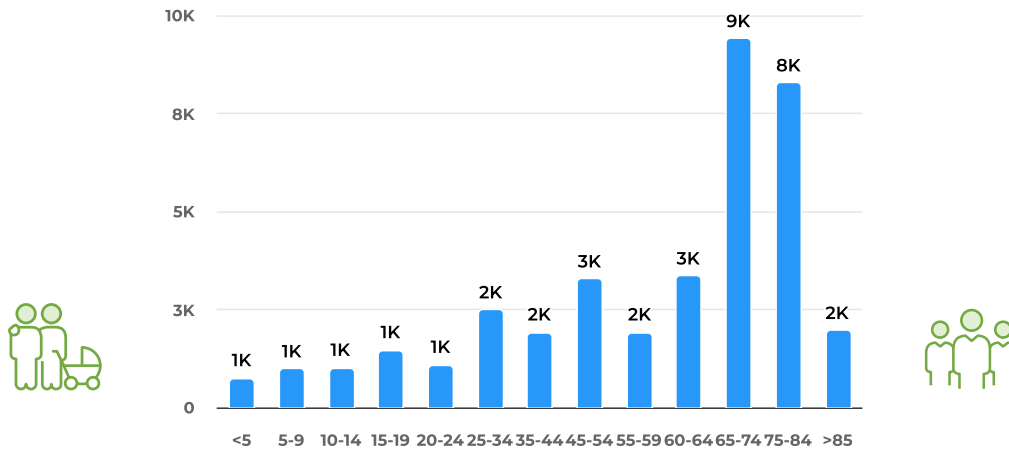
** Data Source: American Community Survey 5-year estimates*



Demographics

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POPULATION BY AGE GROUP



Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.

** Data Source: American Community Survey 5-year estimates*

Household

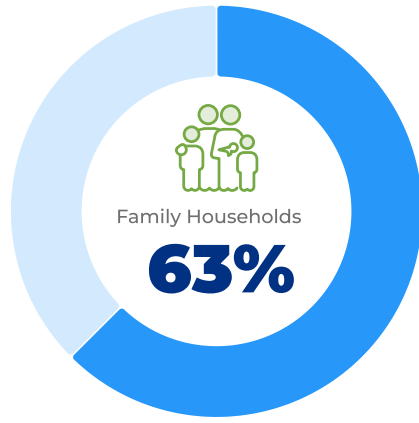
TOTAL HOUSEHOLDS

18,573

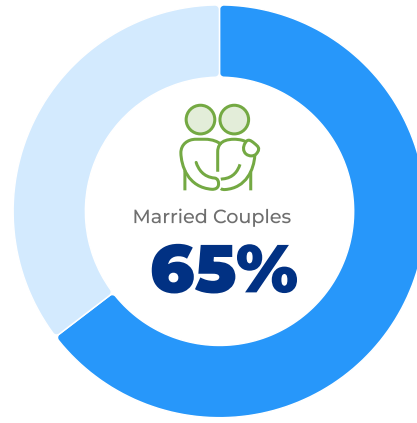
Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



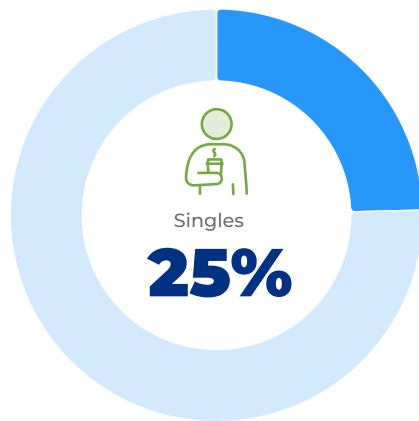
Demographics

[Table of Contents](#)**19%**

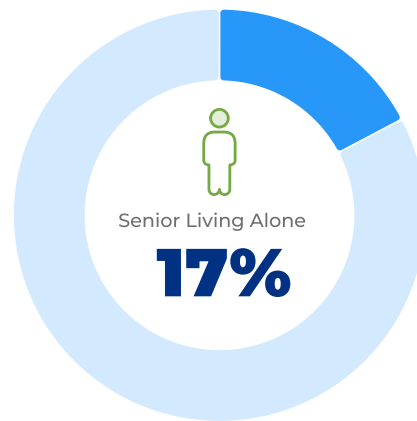
higher than state average

**38%**

higher than state average

**-14%**

lower than state average

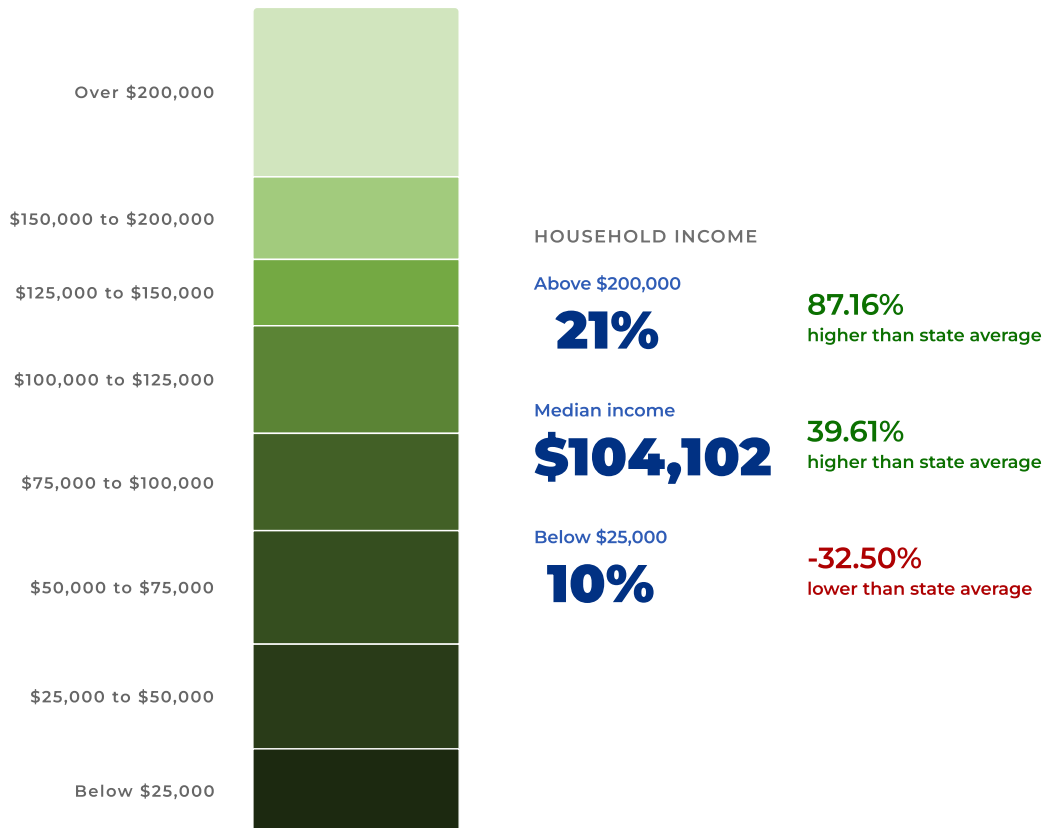
**31%**

higher than state average

** Data Source: American Community Survey 5-year estimates*

Economic

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



* Data Source: American Community Survey 5-year estimates



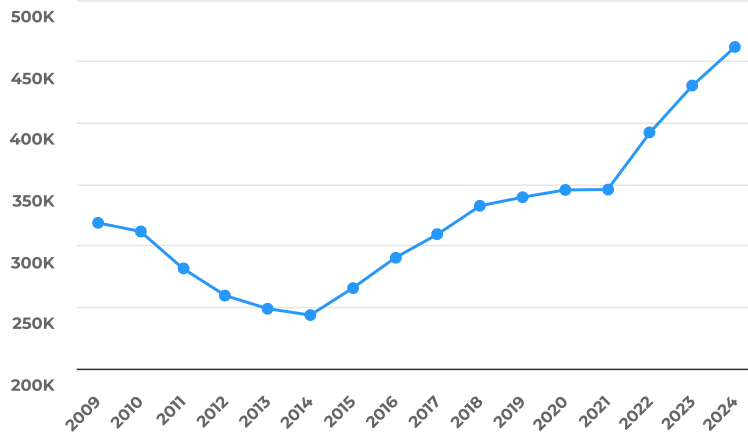
Demographics

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Housing



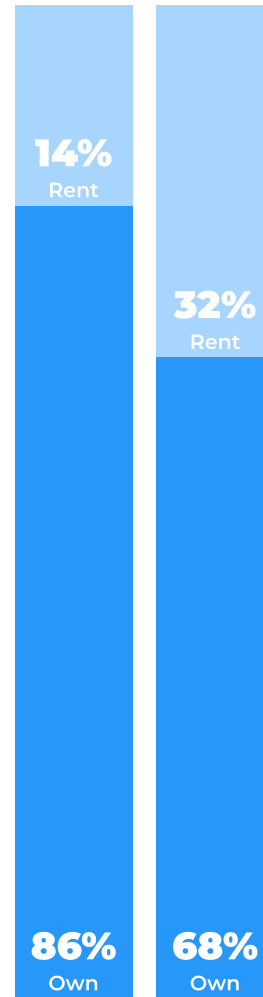
2024 MEDIAN HOME VALUE

\$461,900

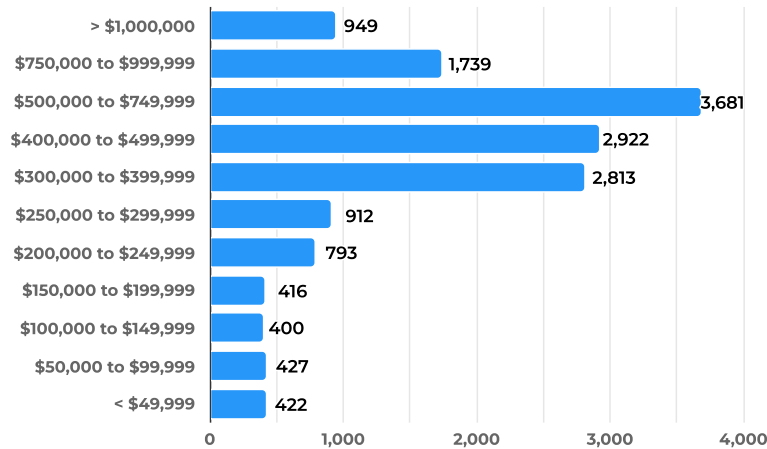
* Data Source: 2024 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.

HOME OWNERS VS RENTERS

Estero State Avg.



HOME VALUE DISTRIBUTION



* Data Source: 2024 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.

* Data Source: 2024 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.



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



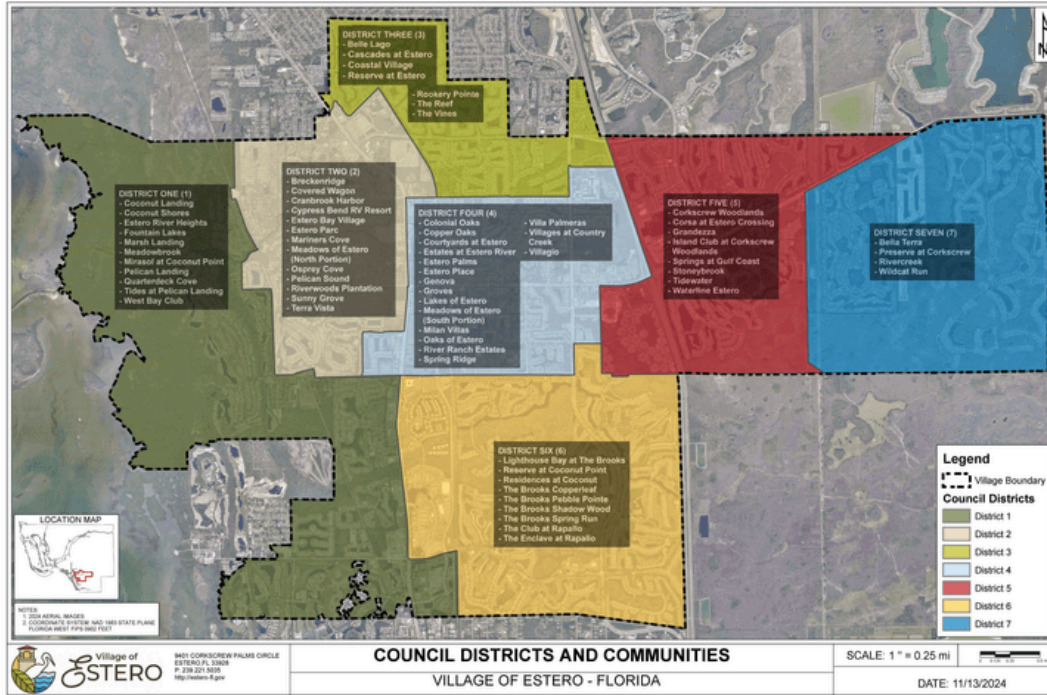
Jim Ward

District 6

Phone: 239- 326-1591
 Email: ward@estero-fl.gov
 9401 Corkscrew Palms Circle
 Estero, FL 33928



Council District Map

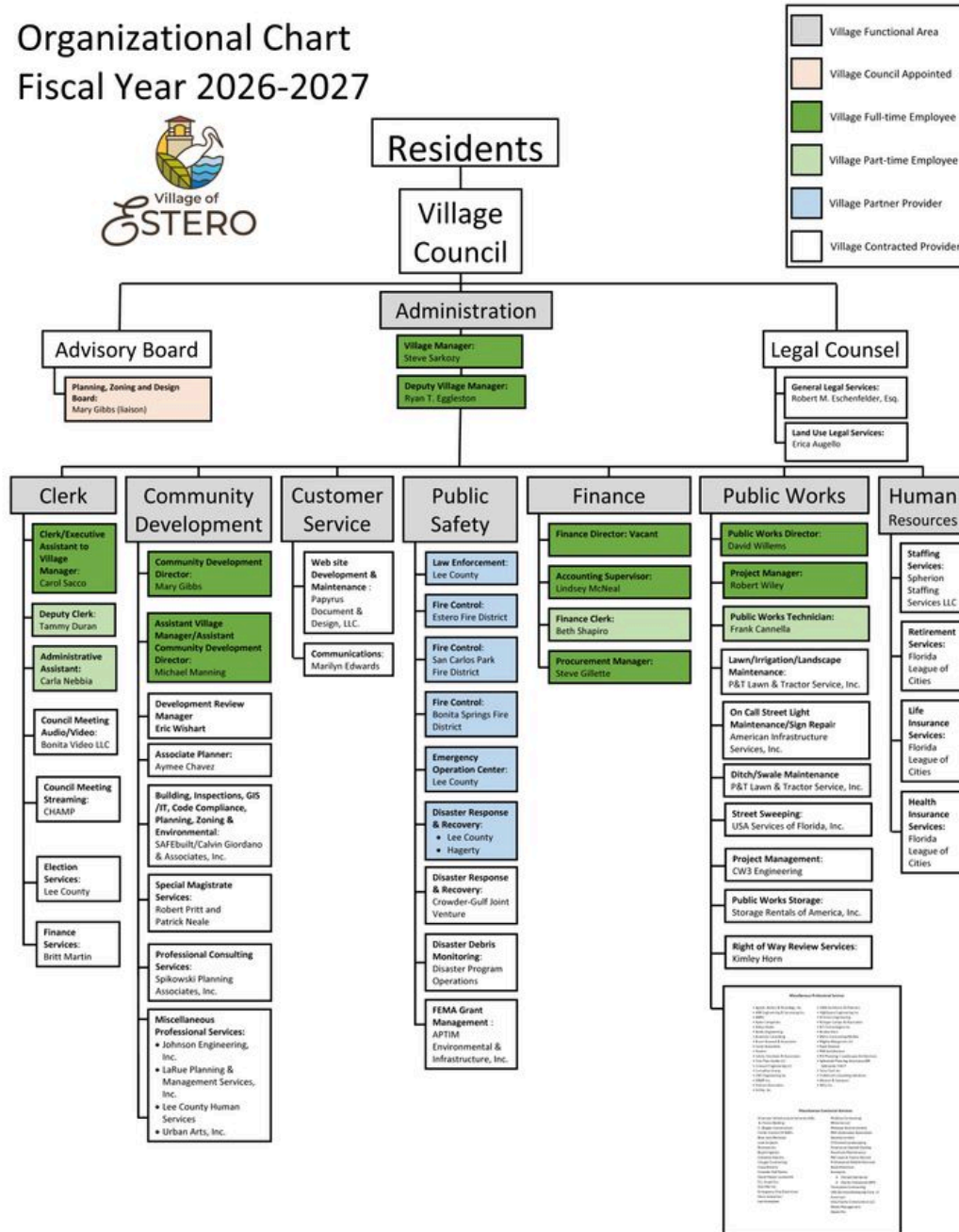


Organizational Structure

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Organizational Chart

Fiscal Year 2026-2027



Budget Process and Timeline

Budget Preparation

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.



Here are the important dates for the FY 2026-2027 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.



Budgeting Process

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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.



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 Policy¹

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 Policy²

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 Policy³

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 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 Policy⁴

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 funds.

Capital Improvement Program Policy⁵

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 Policy⁶

As provided in the Village Charter, House Bill 1373, the Council may not adopt any compensation plan for municipal employees or officers that incur 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.



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 2026-2027 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.



Executive Summary

Fiscal Year 2026-2027 budgeted revenues total \$145,430,200, an increase of \$88,523,862, or 155.56%, from the FY2025-2026 Adopted Budget of \$56,906,338. The increase is primarily attributable to:

- **Debt Proceeds:** The FY2026-2027 budget includes \$62,000,000 in debt proceeds within the General Fund to support planned Village capital investments. This represents a significant one-time financing source and is the primary driver of the year-over-year increase in total budgeted revenues.
- **Interfund Transfers:** The Capital Projects Fund includes approximately \$49.48 million in transfers and other financing sources, primarily from the General Fund, to provide funding for planned capital improvements.
- **Intergovernmental Revenue:** Intergovernmental revenues continue to support Village operations and capital projects through state-shared revenues, grants, and other governmental funding. Capital Projects Fund intergovernmental revenues total approximately \$4.80 million for FY2026-2027.
- **Impact Fees and Development-Related Revenues:** Impact fee collections remain dependent upon the timing and level of development activity within the Village. These revenues are restricted to eligible purposes and are estimated based on current development trends and anticipated collections.
- **Building Revenues:** Building Fund permit and special assessment revenues are budgeted at approximately \$2.51 million, reflecting continued development and permitting activity within the Village.



Fiscal Year 2026-2027 budgeted expenditures total \$125,415,080, an increase of \$28,961,959, or 30.03%, from the FY2025-2026 Adopted Budget of \$96,453,121. The following material changes are noted:

- General Fund:** Total General Fund expenditures are budgeted at \$65,903,950, an increase of \$29,958,800, or 83.35%, from the FY2025-2026 Adopted Budget. A significant portion of this increase relates to transfers and other funding provided for capital and debt-related purposes.
- Personnel and Employee Benefits:** The Fiscal Year 2026-2027 budget includes a 3.53% cost-of-living adjustment (COLA) for Village employees. In addition, employee health insurance premiums are budgeted to increase by 10.2% over the prior year. These adjustments contribute to higher personnel expenditures across applicable Village departments and reflect the increased cost of maintaining competitive compensation and employee benefits.
- Village Manager Department:** Village Manager expenditures are budgeted at \$1,245,820, an increase of \$463,910, or 59.33%, from the FY2025-2026 Adopted Budget of \$781,910. The increase reflects several organizational changes, including the addition of the Deputy Village Manager and a budgeted Public Information Officer position. The FY2026-2027 budget also revises the allocation of Village Clerk-related expenses between the Village Manager and Village Clerk departments.
 Under the revised allocation, 75% of these shared expenses are allocated to the Village Manager and 25% to the Village Clerk, compared with 25% and 75%, respectively, in the prior year. As a result, a portion of the increase in the Village Manager Department budget and corresponding decrease in the Village Clerk Department budget reflects a reallocation of existing costs between departments rather than an increase in the overall cost of those services.
- Village Clerk:** Village Clerk expenditures are budgeted at \$123,310, a decrease of \$132,180, or 51.74%, from the FY2025-2026 Adopted Budget of \$255,490. The decrease is primarily attributable to the revised allocation of shared Village Clerk-related expenses described above.
- Public Works:** Due to the anticipated completion of the Sports Park Phase 1 and the Corkscrew Road Widening and Beautification project, we have budgeted an additional \$1,500,000 for landscape maintenance in the FY2026-2027 Budget.
- Capital Projects Fund:** Capital Projects Fund expenditures total \$54,280,000, a decrease of \$3,190,106, or 5.55%, from the FY2025-2026 Adopted Budget. The FY2026-2027 Capital Improvement Program was revised to align planned capital expenditures with available financial resources and anticipated cash flow. Certain projects were reduced, deferred, or rescheduled while maintaining funding for priority capital investments.
- Debt Service Fund:** Debt Service Fund expenditures total \$2,962,000, an increase of \$2,042,000 from the FY2025-2026 Amended Budget of \$920,000, reflecting the Village's budgeted debt service obligations for the upcoming fiscal year due to the new proposed bond of approximately \$62,000,000.



- **Building Fund:** Building Fund expenditures total \$2,269,130, an increase of \$151,265, or 7.14%, from the FY2025-2026 Adopted Budget of \$2,117,865.

Strategic Alignment

The Fiscal Year 2026-2027 Proposed Budget translates the Village Council's strategic goals into financial and operational priorities. Budgeted resources support continued financial stewardship, a responsive and efficient organizational structure, strategic investment in Village infrastructure, enhanced communication and community engagement, and long-term resiliency.

The significant revenue, expenditure, staffing, and capital decisions incorporated into the FY2026-2027 budget align with the Village Council's strategic goals as follows:

Goal 1: Update Financial and Management Policies

The FY2026-2027 budget supports the Village's commitment to sound financial management and the continued use of best practices. The budget incorporates significant capital financing and interfund activity while balancing planned expenditures with available resources and anticipated cash flow. The Capital Improvement Program was reviewed and adjusted to reflect current financial capacity, with certain projects reduced, deferred, or rescheduled to maintain a financially sustainable capital program.

The continued review of financial and management policies, together with enhanced long-term financial planning and monitoring, supports the Village's objective of maintaining policies that comply with applicable requirements, incorporate best practices, and protect the Village's long-term financial position.

Goal 2: Maintain a "Government-Lite" Approach

The FY2026-2027 budget continues the Village's "government-lite" operating model while providing additional organizational capacity in areas necessary to support the Village's expanding responsibilities. The addition of a Deputy Village Manager and an Assistant Village Manager strengthens executive oversight, coordination, and implementation of Village Council priorities, while the addition of a Public Information Officer provides dedicated support for Village-wide communications and public engagement.

The Village continues to maintain a relatively streamlined workforce while utilizing outside consultants and contractual services where appropriate.

Goal 3: Increase Village Revenue While Maintaining a Low Tax Rate

The FY2026-2027 budget utilizes a diverse combination of recurring revenues, development-related revenues, intergovernmental resources, and financing to support Village operations and capital investments. Continued development activity contributes to building permit and impact fee revenues, while grants and other intergovernmental resources help offset the local cost of eligible projects.



The budget also reflects the use of \$62.0 million in debt proceeds to support planned capital investments. The use of financing allows the Village to advance significant long-term investments while managing the timing of expenditures and available financial resources. The Village will continue to pursue revenue opportunities, partnerships, grants, and operating efficiencies consistent with Council's objective of strengthening Village revenues while maintaining a low tax burden.

Goal 4: Cultivate a Strong Sense of Community Through Education and Engagement

The FY2026-2027 budget provides additional resources to strengthen communication between the Village and the community. The addition of a Public Information Officer establishes dedicated staff capacity for public information, community outreach, social media, and communication regarding Village programs, projects, services, and initiatives.

This investment directly supports the Village Council's goal of making government information more accessible, educating residents on matters affecting the community, and creating additional opportunities for residents and businesses to remain informed and engaged in Village government.

Goal 5: Prepare the Village for Future Natural Disasters

The FY2026-2027 budget continues to support the Village's long-term resiliency through responsible financial planning and investment in critical infrastructure. The Capital Improvement Program includes funding for stormwater improvements and other infrastructure investments that contribute to the Village's ability to address drainage, flooding, and community resiliency needs.

The Village's emphasis on maintaining financial capacity, pursuing grant and intergovernmental funding opportunities, and aligning the timing of capital expenditures with available resources also supports its ability to respond to future emergencies while maintaining continuity of operations.

Overall, the Fiscal Year 2026-2027 Proposed Budget reflects a direct connection between the Village Council's strategic direction and the allocation of public resources. Significant capital investment is balanced with long-term financial sustainability, organizational changes strengthen the Village's ability to manage an expanding portfolio of initiatives, and additional communication resources support a more informed and engaged community. Together, these investments advance the Village's mission of providing cost-effective services, enhancing quality of life, supporting a safe and sustainable community, and preserving Estero's unique character.



Strategic Goals and Strategies

Process for Creating Strategic Goals and Outcomes

On an annual basis as part of the budget process, Village Council reviews and amends their strategic issues, goals and outcomes.

Mission Statement

The Village of Estero, in partnership with the community, provides a cost-effective system of Village services, encourages economic growth, facilitates a safe environment for a diverse community, enhances quality of life within a positive and sustaining physical environment, while emphasizing the Village's unique character and leading by example through the implementation of best practices.

Strategic Goals and Outcomes

Goal 1: Update Financial and Management Policies

Actions to implement this goal:

1. Perform a comprehensive review of financial and management policies
2. Identify relevant best practices to incorporate
3. Work with Village Attorney to ensure legal compliance
4. Hold public work sessions to encourage public and elected official input
5. Legislatively adopt the policies

Primary outcome from work on this goal:

Updated financial policies that adhere to state law, best practices, and the mission of the government.

Goal 2: Maintain a "government-lite" approach:

Actions to implement this goal:

1. Maintain a highly educated and credentialed workforce to meet unique demands
2. Leverage outside consultants to provide quality services
3. Reduce long-term financial obligations
4. Continuously explore unique opportunities with the nimbleness to act

Primary outcome from work on this goal:

Maintain on and improve the "government-lite" approach to management that has yielded benefits to residents across a spectrum of functions.



Goal 3: Increase town revenue while maintaining the lowest tax rate in Florida:**Actions to implement this goal:**

1. Explore public-private partnerships to generate sustainable operating budgets
2. Identify and remove obstacles to commercial development
3. Identify incentives for new commercial development
4. Continue to explore cost savings and operational efficiencies

Primary outcome from work on this goal:

Progress of increasing Village revenue without increasing taxes.

Goal 4: Cultivate a strong sense of community by educating residents and business owners and increasing engagement**Actions to implement this goal:**

1. Make useful resources about government service easily accessible to all residents
2. Educate residents on important issues by holding community engagement events
3. Use social media to attract attention and connect residents to their government
4. Community engagement through the communications consultant

Primary outcome from work on this goal:

Better informed residents contributing to a stronger sense of community.

Goal 5: Prepare the Village for future natural disasters**Actions to implement this goal:**

1. Ensure adequate levels of reserves are in place for continuity of operations
2. Explore grant opportunities for storm and flood resiliency
3. Develop a disaster response plan

Primary outcome from work on this goal:

A prepared and resilient community in preparation for future disasters.



Priorities & Issues

The Village of Estero was incorporated on December 31, 2014, and is located in Southwest Florida in Lee County. The Village encompasses approximately 30 square miles and serves a growing residential and business community. As a Florida municipality, the Village is authorized to levy ad valorem taxes on taxable real and personal property within its boundaries and may consider annexation in accordance with applicable State law.

Form of Government

The Village operates under a Council-Manager form of government. Legislative and policy-making authority is vested in a seven-member Village Council. Each Councilmember represents one of seven districts and is elected at-large by Village voters on a nonpartisan basis. Councilmembers serve staggered four-year terms.

The Mayor and Vice Mayor are selected by the Village Council from among its members. The Village Council is responsible for establishing policy, adopting ordinances and resolutions, approving the annual operating and capital budgets, appointing boards and committees, and appointing the Village Manager and Village Attorney.

The Village Manager serves as the chief administrative officer and is responsible for implementing the policies and direction of the Village Council, overseeing the day-to-day administration of Village operations, coordinating departmental activities, and ensuring the effective delivery of municipal services.

Village Services & Organizational Approach

The Village provides and coordinates services that include transportation and roadway infrastructure, stormwater management, parks and recreation, community development and planning, code compliance, and general governmental and administrative services.

Since incorporation, the Village has maintained a "government-lite" organizational philosophy. This approach combines a streamlined professional workforce with the strategic use of consultants, contractors, intergovernmental partnerships, and outside service providers. The model allows the Village to access specialized expertise while limiting long-term personnel and operating obligations and maintaining flexibility as community needs evolve.

The Fiscal Year 2026-2027 budget continues this approach while recognizing the increasing complexity and scope of Village operations. Organizational changes, including additional executive management and public information resources, are intended to strengthen internal coordination, implementation of Village Council priorities, and communication with residents and businesses.



Growth & Economic Conditions

Economic conditions at the national, state, and local levels remain important considerations in evaluating the Village's financial outlook. Changes in economic activity can affect revenues through property values, consumer spending, development activity, state-shared revenues, investment earnings, and other sources. Economic conditions can also affect expenditures through construction costs, contractual services, insurance, personnel costs, and the cost of maintaining Village infrastructure.

Estero and the surrounding Southwest Florida region continue to experience development and redevelopment activity. Residential and commercial development influences property tax revenues, building permit activity, impact fee collections, transportation needs, and demand for Village services and infrastructure.

While continued development provides opportunities for growth in the Village's revenue base, the timing and pace of development can vary. Revenue projections are therefore developed using current information, historical trends, and conservative assumptions rather than relying upon continued growth at historical rates.

Federal & Intergovernmental Funding

Grants and intergovernmental revenues continue to play an important role in supporting eligible Village programs and capital investments. The Village evaluates opportunities to leverage federal, state, county, and other external funding sources to reduce the local cost of priority projects.

Long-Range Financial Planning

The Village's long-range financial planning process is designed to connect current financial decisions with future operating and capital needs. This approach allows the Village to evaluate the affordability and timing of major investments while maintaining sufficient financial resources to support ongoing operations and respond to changing economic conditions.

A key component of the Village's long-range planning process is the identification and prioritization of infrastructure and community needs through comprehensive planning and master planning efforts. These plans provide a foundation for evaluating projects and establishing capital priorities.

Master planning efforts have addressed major areas of Village responsibility, including:

- Stormwater
- Transportation
- Bicycle and Pedestrian Facilities
- Parks, Recreation and Open Space

These planning efforts incorporate professional analysis, evaluation of existing conditions and future needs, and opportunities for public and stakeholder participation. Collectively, they provide important guidance for Village Council decision-making and development of the Village's Capital Improvement Program.



Capital Improvement Planning

The Village utilizes a multi-year Capital Improvement Program (CIP) to identify, prioritize, schedule, and fund major investments in infrastructure and community assets. The Village's comprehensive five-year capital planning process was initially established in 2019 and is reviewed and updated through the annual budget process.

The CIP allows the Village to evaluate anticipated project costs in relation to available and projected financial resources. Funding may include existing cash balances, impact fees, grants and intergovernmental revenues, debt proceeds, transfers, dedicated or restricted revenues, and other legally available resources.

Because capital needs and available resources may change over time, inclusion of a project in the multi-year plan does not represent a commitment to expend funds in a future fiscal year. Project schedules and scopes may be advanced, deferred, phased, reduced, or otherwise modified based on project readiness, updated cost estimates, available funding, Village Council priorities, and financial conditions.

For Fiscal Year 2026-2027, this process resulted in revisions to the capital program to better align planned expenditures with available financial resources and anticipated cash flow while continuing to advance priority Village investments.

Operating Impacts of Capital Investments

Long-range planning also considers the relationship between capital investments and future operating costs. New or expanded infrastructure may result in ongoing costs for maintenance, utilities, contractual services, insurance, staffing, and eventual rehabilitation or replacement.

These impacts are considered as part of the capital and annual budget processes so that decisions regarding major investments reflect not only the initial project cost but also the Village's ability to responsibly maintain its assets over the long term.

Financial Planning Assumptions

The Village's annual budget and long-range financial planning processes incorporate economic, financial, operational, and development-related factors that may affect future revenues and expenditures.

Revenue Forecasting

The Village seeks to maintain a diversified revenue structure and develops revenue estimates using a conservative, objective, and analytical approach. Estimates consider historical collections, current-year activity, economic and development trends, known legislative or regulatory changes, and other information available during development of the budget.

This approach is intended to reduce the likelihood that actual revenues will fall materially below budgeted amounts and to support stable service delivery throughout the fiscal year.



Revenue sources that are particularly sensitive to economic or development conditions, including impact fees, building permits, state-shared revenues, investment earnings, and certain intergovernmental revenues, are evaluated based on the characteristics and restrictions applicable to each source.

Expenditure Forecasting

Expenditure estimates consider current service levels, contractual obligations, personnel costs, infrastructure maintenance requirements, inflationary pressures, capital project schedules, debt obligations, and other anticipated operating requirements.

The Village evaluates recurring and nonrecurring expenditures separately where appropriate to avoid using temporary or one-time resources to support ongoing financial commitments without an identified long-term funding strategy.

Capital & Cash Flow Planning

Capital planning incorporates anticipated project schedules, available cash, restricted resources, grants and reimbursements, impact fees, financing proceeds, and other available funding sources. The timing of projects is evaluated in relation to the availability of these resources to maintain an appropriate balance between advancing community priorities and preserving financial sustainability.

Capital estimates are updated as projects advance through planning, design, procurement, and construction. Changes in project costs, funding availability, implementation schedules, or Village priorities may result in adjustments to the multi-year capital plan.

Monitoring & Annual Review

Financial assumptions and long-range projections are reviewed as part of the annual budget process and may be updated as economic conditions, revenue performance, project schedules, or organizational needs change. Actual financial results are monitored throughout the fiscal year to identify significant variances and support timely management decisions.

This ongoing process allows the Village to respond to changing conditions while maintaining its commitment to responsible financial stewardship, efficient service delivery, strategic investment, and long-term financial sustainability.

Summary

	Full Time Employees			Part Time Employees ¹			Contract Full Time Equivalent		
	Approved 2024-2025	Approved 2025-2026	Budgeted 2026-2027	Approved 2024-2025	Approved 2025-2026	Budgeted 2026-2027	Approved 2024-2025	Approved 2025-2026	Budgeted 2026-2027
<i>General Fund Cost Centers:</i>									
Village Council	-	-	-	-	-	-	-	-	-
Village Manager ²	2.25	2.25	3.75	-	-	1.0	-	-	-
Village Attorney	-	-	-	-	-	-	-	-	-
Village Clerk ²	0.75	0.75	0.25	2.0	2.0	1.0	-	-	-
Finance	3.0	3.0	3.0	1.0	1.0	1.0	-	-	-
Community Development	-	-	-	-	-	-	-	-	-
Development Services	2.0	2.0	2.0	-	-	-	1.0	1.0	1.0
Planning, Zoning & Development	1.0	1.0	1.0	1.0	2.0	2.0	3.0	3.0	3.0
Code Compliance	-	-	-	-	-	-	1.0	1.0	1.0
Animal Control	-	-	-	-	-	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	-
Physical Environment	-	-	-	-	-	-	-	-	-
Transportation	1.0	2.0	2.0	2.0	1.0	1.0	-	-	-
Information Technologies	-	-	-	-	-	-	1.0	1.0	1.0
Law Enforcement	-	-	-	-	-	-	-	-	-
Parks & Recreation	1.0	-	-	-	-	-	-	-	-
General Government Operations	-	-	-	-	-	-	-	-	-
Disaster Services	-	-	-	-	-	-	-	-	-
Total General Fund	11.0	11.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Building Permit Fees Fund	-	-	-	-	-	-	6.0	6.0	6.0
Total Special Revenue Fund	-	-	-	-	-	-	6.0	6.0	6.0
Total Governmental Funds	11.0	11.0	12.0	6.0	6.0	6.0	12.0	12.0	12.0
Total Full Time Equivalent Positions	11.0	11.0	12.0	3.0	3.0	3.0	-	-	-
Total Employee Full-Time Equivalent Positions (Excludes Contract FTEs):	-	-	-	-	-	15.0	-	-	-

¹ Part-time employees budgeted for FY2026-2027 represent 0.50 of a Full-Time Equivalent position.

² The Village Clerk position is budgeted 75% within the Village Manager cost center and 25% within the Village Clerk cost center for FY2026-2027.

³ Public Information Officer position created for FY2026-2027.



Consolidated Financial Summary

BUDGET SUMMARY					
Village of Estero - Fiscal Year 2026-2027					
The proposed operating budget expenditures of the Village of Estero are 25.4% more than last years total operating expenditures.					
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	-	4,800,000	9,816,600
Charges for Services		315,200	-	-	315,200
Fines and Forfeitures		22,000	-	-	22,000
Impact Fees		-	-	4,090,000	4,090,000
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	-	10,001,600	30,988,200
Transfers In	-	-	2,962,000	49,480,000	52,442,000
Debt Proceeds	62,000,000	-	-	-	62,000,000
Fund Balances/Reserves/Net Assets	16,671,658	36,483	-	20,694,566	37,402,707
TOTAL REVENUES, TRANSFERS & BALANCES	\$ 97,075,258	\$ 2,619,483	\$ 2,962,000	\$ 80,176,166	\$ 182,832,907
EXPENDITURES					
General Government	\$ 5,889,720	\$ -	\$ -	\$ -	\$ 5,889,720
Public Safety	281,000	2,269,130	-	-	2,550,130
Physical Environment	500,000	-	-	-	500,000
Transportation	5,284,030	-	-	-	5,284,030
Human Services	50,000	-	-	-	50,000
Culture and Recreation	1,439,700	-	-	-	1,439,700
Capital Outlay	17,500	-	-	54,280,000	54,297,500
Debt Service	-	-	2,962,000	-	2,962,000
TOTAL EXPENDITURES	13,461,950	2,269,130	2,962,000	54,280,000	72,973,080
Transfers Out	52,442,000	-	-	-	52,442,000
Fund Balances/Reserves/Net Assets	31,171,308	350,353	-	25,896,166	57,417,827
TOTAL APPROPRIATED EXPENDITURES,					
TRANSFERS, RESERVES & BALANCES	\$ 97,075,258	\$ 2,619,483	\$ 2,962,000	\$ 80,176,166	\$ 182,832,907

The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.



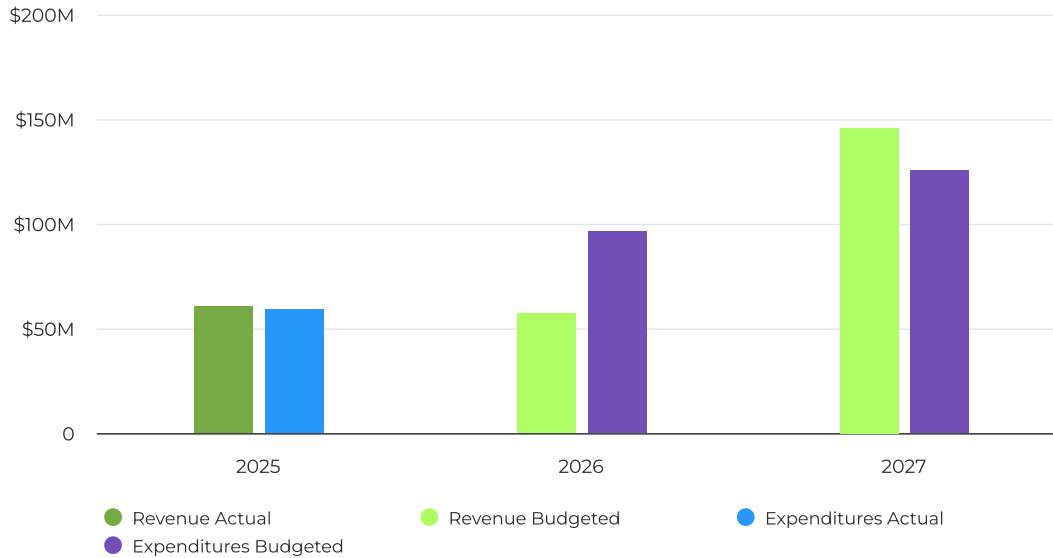
Village Wide

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Village-Wide

Summary

Revenues vs Expenditures Summary



Comprehensive Fund Summary

Comprehensive Fund Summary

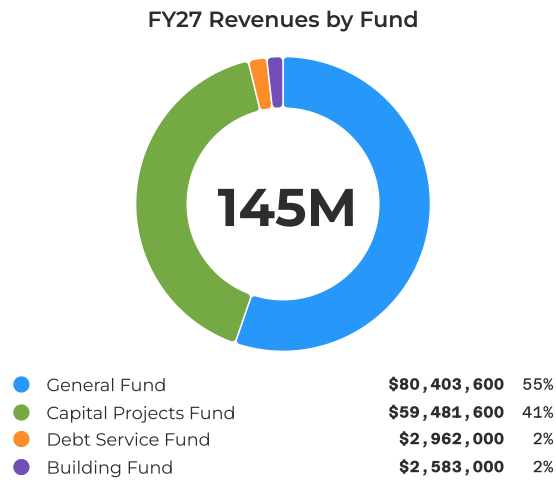
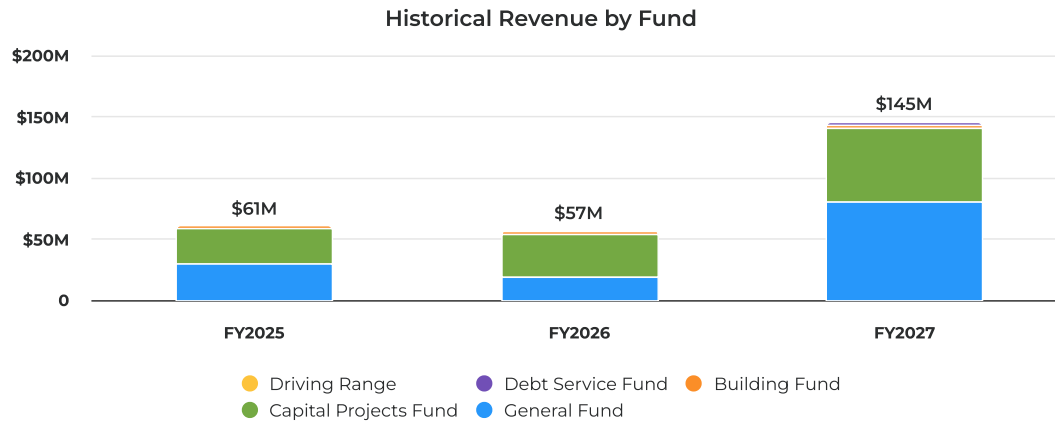
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance	\$44,905,400	\$42,976,318	\$44,423,092	\$44,423,092	\$37,402,707	(16%)
Revenues						
Taxes	\$8,314,395	\$9,080,819	\$9,349,200	\$9,458,100	\$9,429,000	1%
Permits, Fees, and Special Assessments	\$8,945,039	\$8,961,825	\$11,309,318	\$12,270,500	\$9,940,900	(12%)
Intergovernmental Revenue	\$7,589,398	\$15,409,383	\$9,407,500	\$6,089,900	\$9,816,600	4%
Charges for Services	\$681,463	\$357,534	\$406,465	\$423,000	\$381,400	(6%)
Judgements, Fines and Forfeits	\$193	\$6,576	\$250	\$22,000	\$22,000	8,700%
Misc Revenues	\$3,192,381	\$2,637,975	\$1,293,500	\$1,359,950	\$1,398,300	8%
Other Sources	\$22,366,222	\$24,234,423	\$38,332,905	\$27,572,240	\$114,442,000	199%
Total Revenues	\$51,089,092	\$60,688,533	\$70,099,138	\$57,195,690	\$145,430,200	107%
Expenditures						
Operating Expenses	\$53,018,171	\$59,102,610	\$96,453,121	\$64,216,075	\$125,415,080	30%
Total Expenditures	\$53,018,171	\$59,102,610	\$96,453,121	\$64,216,075	\$125,415,080	30%
Total Revenues Less Expenditures	\$(1,929,079)	\$1,585,923	\$(26,353,983)	\$(7,020,385)	\$20,015,120	(176%)
Ending Fund Balance	\$42,976,321	\$44,562,241	\$18,069,109	\$37,402,707	\$57,417,827	218%



Village Wide

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Revenues by Fund



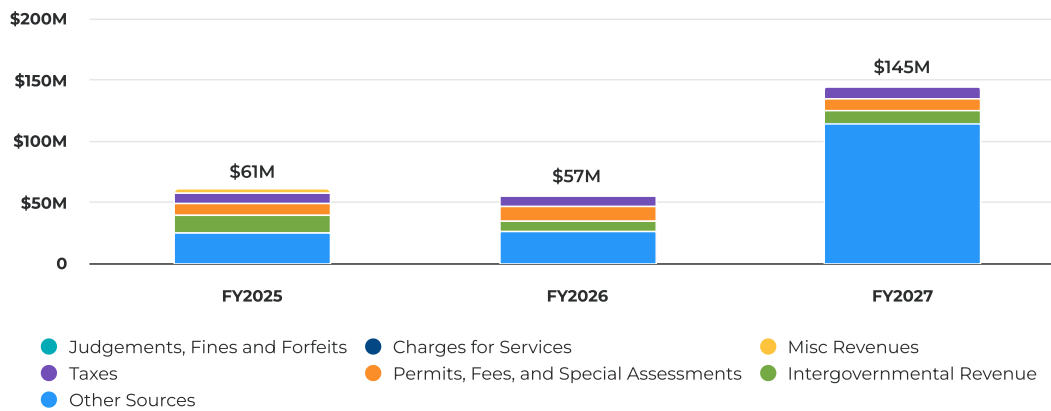
Village Wide

[Table of Contents](#)**Revenues 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)
General Fund	\$ 20,961,107	\$ 29,534,635	\$ 18,409,450	\$ 19,495,600	\$ 80,403,600	337%
Building Fund	\$ 1,808,403	\$ 2,321,958	\$ 2,230,755	\$ 2,229,650	\$ 2,583,000	16%
Debt Service Fund	-	-	\$ 920,000	-	\$ 2,962,000	222%
Capital Projects Fund	\$ 28,033,325	\$ 28,825,101	\$ 48,538,933	\$ 35,470,440	\$ 59,481,600	23%
Driving Range	\$ 286,258	\$ 6,839	-	-	-	-
Total Revenues	\$ 51,089,092	\$ 60,688,533	\$ 70,099,138	\$ 57,195,690	\$ 145,430,200	107%

Revenues by Revenue Source

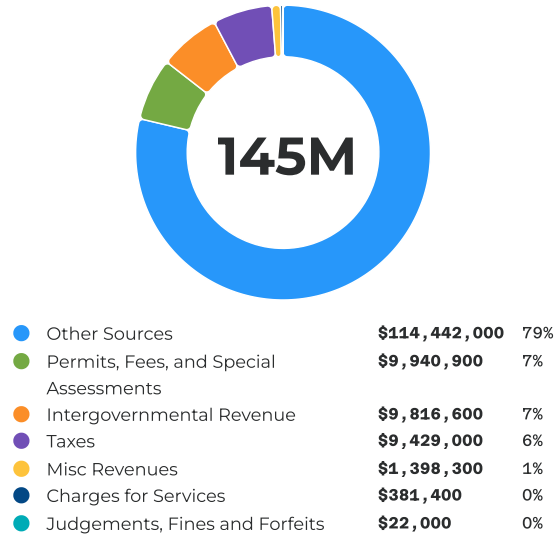
Historical Revenue by Revenue Source



Village Wide

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FY27 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)
Taxes	\$ 8,314,395	\$ 9,080,819	\$ 9,349,200	\$ 9,458,100	\$ 9,429,000	1%
Permits, Fees, and Special Assessments	\$ 8,945,039	\$ 8,961,825	\$11,309,318	\$12,270,500	\$ 9,940,900	(12%)
Intergovernmental Revenue	\$ 7,589,398	\$15,409,383	\$ 9,407,500	\$ 6,089,900	\$ 9,816,600	4%
Charges for Services	\$ 681,463	\$ 357,534	\$ 406,465	\$ 423,000	\$ 381,400	(6%)
Judgements, Fines and Forfeits	\$ 193	\$ 6,576	\$ 250	\$ 22,000	\$ 22,000	8,700%
Misc Revenues	\$ 3,192,381	\$ 2,637,975	\$ 1,293,500	\$ 1,359,950	\$ 1,398,300	8%
Other Sources	\$22,366,222	\$24,234,423	\$38,332,905	\$27,572,240	\$114,442,000	199%
Total Revenues	\$51,089,092	\$60,688,533	\$70,099,138	\$57,195,690	\$145,430,200	107%

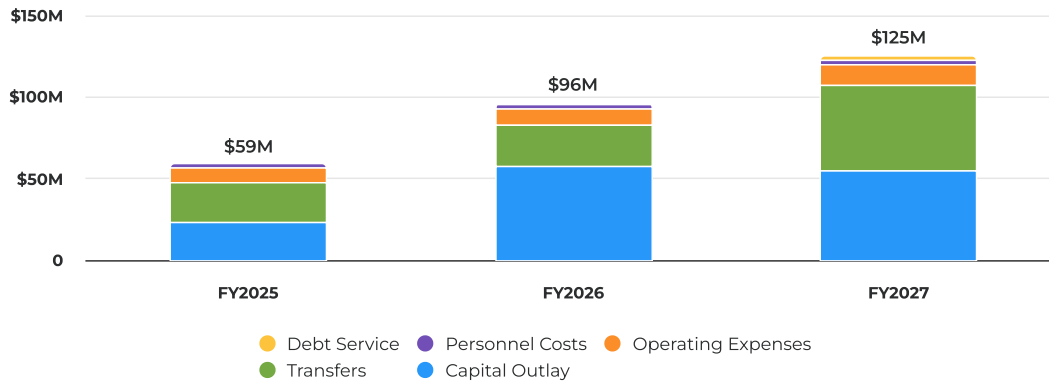


Village Wide

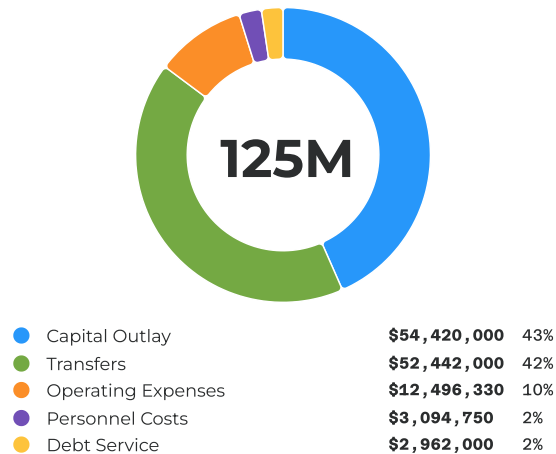
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Expenditures by Object Summary

Historical Expenditures by Object Summary



FY27 Expenditures by Object Summary



Expenditures by Object 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)
Personnel Costs	\$ 2,081,495	\$ 2,288,969	\$ 2,938,750	\$ 2,232,825	\$ 3,094,750	5%
Operating Expenses	\$ 6,661,437	\$ 9,172,987	\$ 9,599,160	\$ 8,591,570	\$ 12,496,330	30%
Capital Outlay	\$21,696,020	\$23,314,297	\$57,480,106	\$38,565,000	\$ 54,420,000	(5%)
Debt Service	\$ 212,997	\$ 231,084	\$ 920,000	\$ 72,240	\$ 2,962,000	222%
Transfers	\$22,366,222	\$24,095,273	\$25,515,105	\$14,754,440	\$ 52,442,000	106%
Total Expenditures	\$53,018,171	\$59,102,610	\$96,453,121	\$64,216,075	\$125,415,080	30%



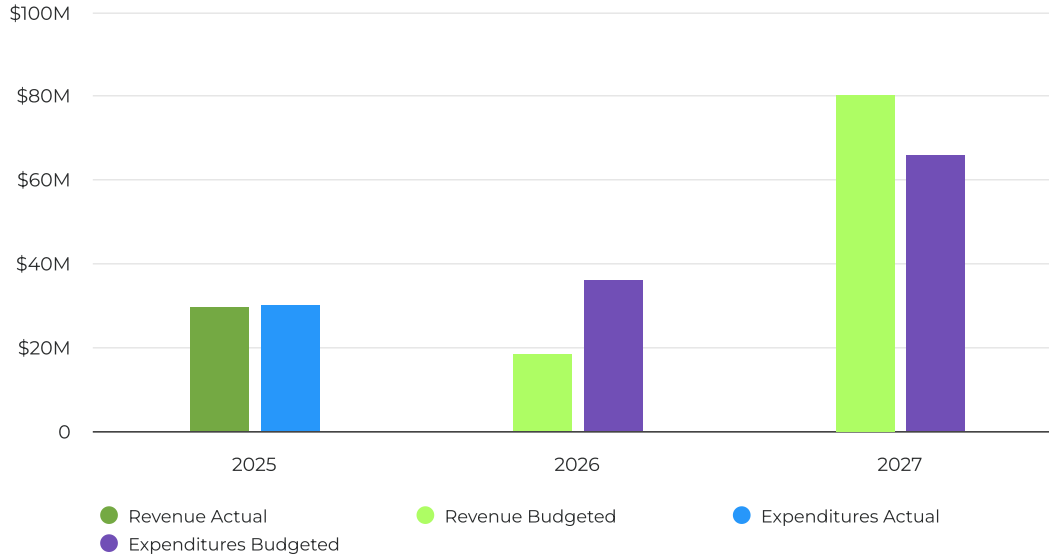
General Fund

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General Fund

Summary

Revenues vs Expenditures Summary



Comprehensive Fund Summary

Comprehensive Fund Summary

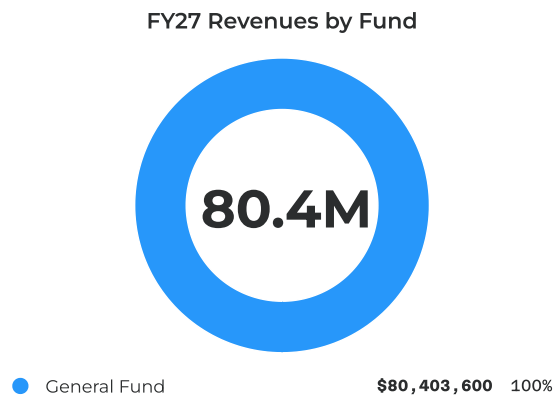
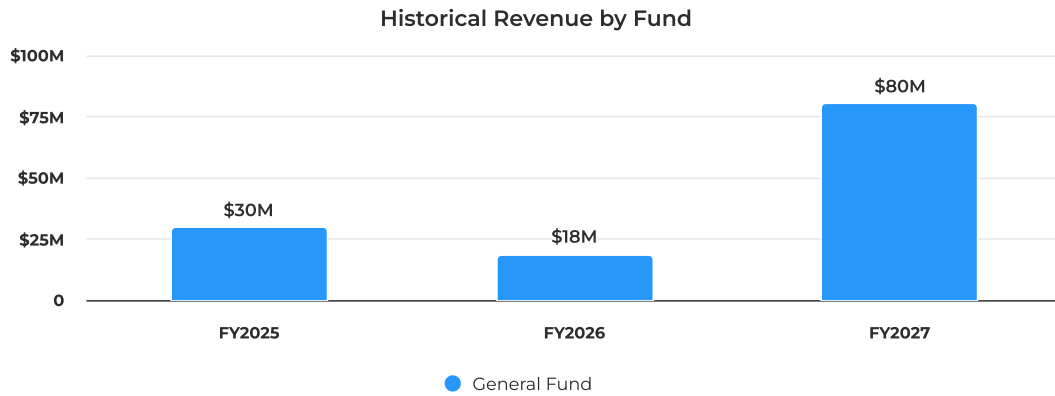
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance	\$27,682,033	\$21,048,191	\$20,630,243	\$20,630,243	\$16,671,658	(19%)
Revenues						
Taxes	\$7,867,821	\$8,594,652	\$8,934,200	\$9,008,100	\$8,964,000	-
Permits, Fees, and Special Assessments	\$3,176,970	\$3,474,464	\$3,213,500	\$3,293,500	\$3,342,900	4%
Intergovernmental Revenue	\$7,589,398	\$15,409,383	\$5,157,500	\$6,089,900	\$5,016,600	(3%)
Charges for Services	\$360,483	\$322,661	\$353,000	\$366,000	\$321,400	(9%)
Judgements, Fines and Forfeits	\$193	\$6,576	\$250	\$22,000	\$22,000	8,700%
Misc Revenues	\$1,966,242	\$1,587,750	\$751,000	\$716,100	\$736,700	(2%)
Other Sources	-	\$139,150	-	-	\$62,000,000	-
Total Revenues	\$20,961,107	\$29,534,635	\$18,409,450	\$19,495,600	\$80,403,600	337%
Expenditures						
Operating Expenses	\$27,594,947	\$29,952,582	\$35,945,150	\$23,454,185	\$65,903,950	83%
Total Expenditures	\$27,594,947	\$29,952,582	\$35,945,150	\$23,454,185	\$65,903,950	83%
Total Revenues Less Expenditures	\$ (6,633,840)	\$ (417,947)	\$ (17,535,700)	\$ (3,958,585)	\$14,499,650	(183%)
Ending Fund Balance	\$21,048,193	\$20,630,244	\$3,094,543	\$16,671,658	\$31,171,308	907%



General Fund

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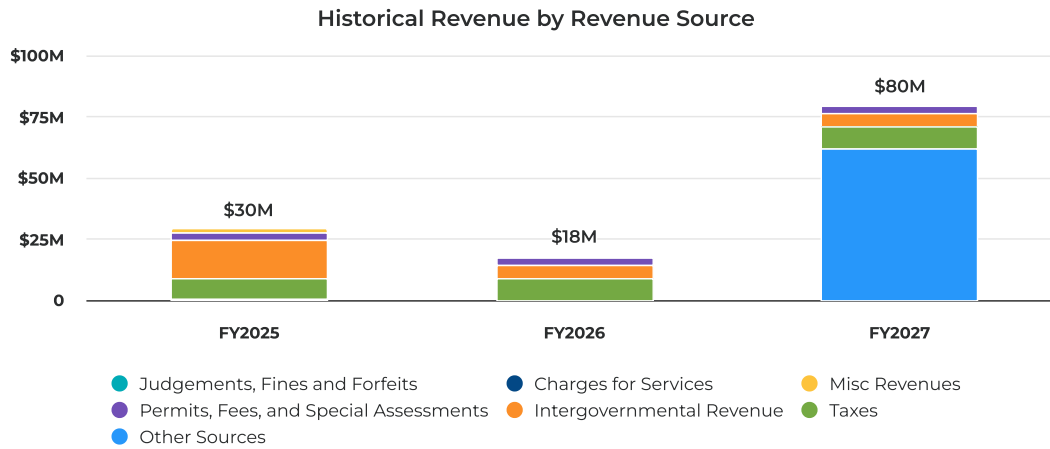
Revenues by Fund



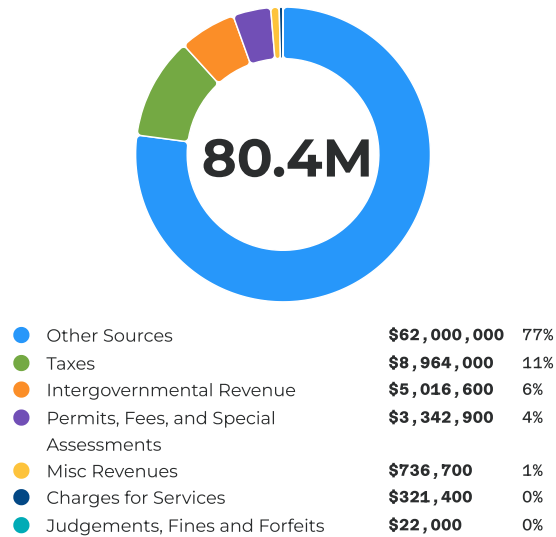
General Fund

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Revenues by Revenue Source



FY27 Revenues by Revenue Source



General Fund

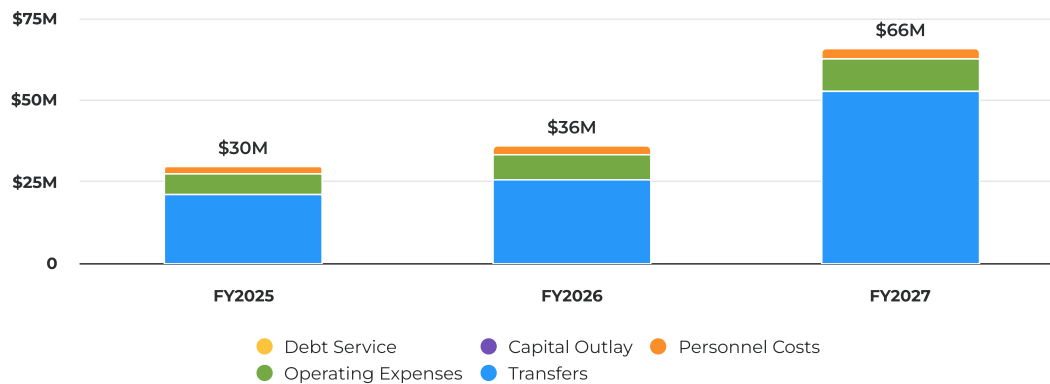
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Revenues by Revenue Source

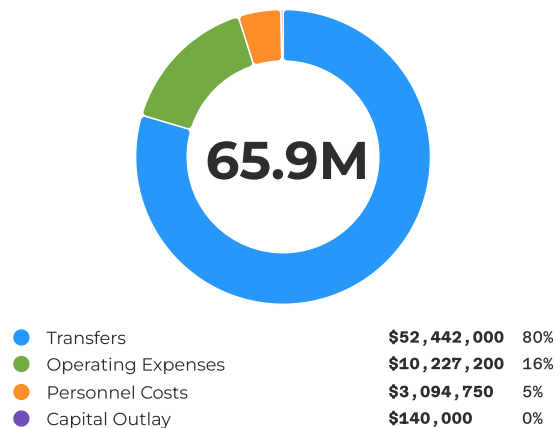
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Taxes	\$7,867,821	\$8,594,652	\$8,934,200	\$9,008,100	\$8,964,000	-
Permits, Fees, and Special Assessments	\$3,176,970	\$3,474,464	\$3,213,500	\$3,293,500	\$3,342,900	4%
Intergovernmental Revenue	\$7,589,398	\$15,409,383	\$5,157,500	\$6,089,900	\$5,016,600	(3%)
Charges for Services	\$360,483	\$322,661	\$353,000	\$366,000	\$321,400	(9%)
Judgements, Fines and Forfeits	\$193	\$6,576	\$250	\$22,000	\$22,000	8,700%
Misc Revenues	\$1,966,242	\$1,587,750	\$751,000	\$716,100	\$736,700	(2%)
Other Sources	-	\$139,150	-	-	\$62,000,000	-
Total Revenues	\$20,961,107	\$29,534,635	\$18,409,450	\$19,495,600	\$80,403,600	337%

Expenditures by Object Summary

Historical Expenditures by Object Summary



FY27 Expenditures by Object Summary



General Fund

[Table of Contents](#)**Expenditures by Object Summary**

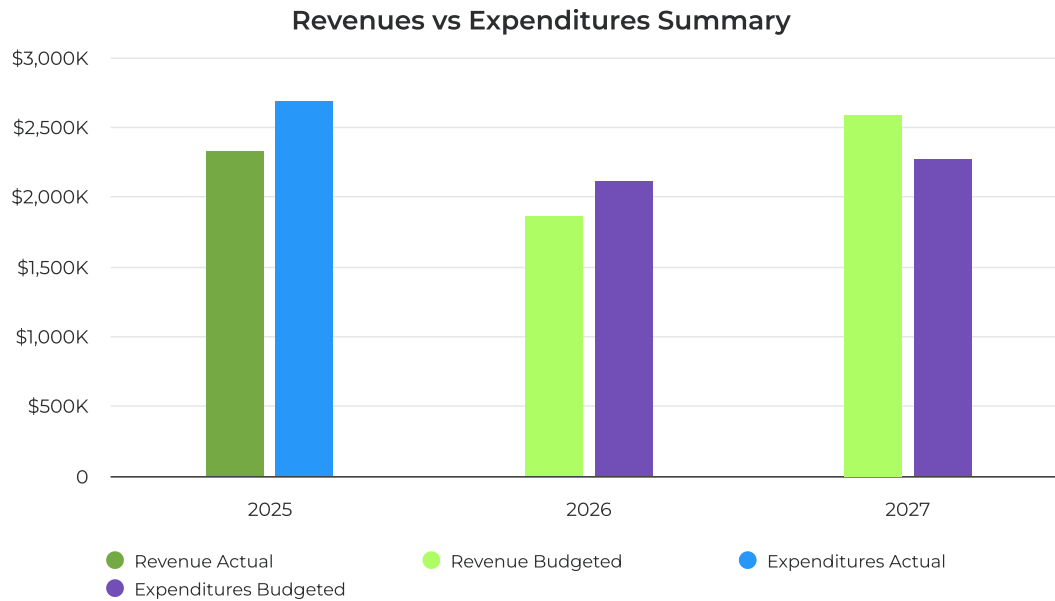
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Personnel Costs	\$ 2,081,495	\$ 2,288,969	\$ 2,938,750	\$ 2,232,825	\$ 3,094,750	5%
Operating Expenses	\$ 4,502,776	\$ 6,530,355	\$ 7,481,295	\$ 6,401,920	\$10,227,200	37%
Capital Outlay	-	\$ 66,808	\$ 10,000	\$ 65,000	\$ 140,000	1,300%
Debt Service	\$ 176,788	\$ 191,800	-	-	-	-
Transfers	\$20,833,888	\$20,874,651	\$25,515,105	\$14,754,440	\$52,442,000	106%
Total Expenditures	\$27,594,947	\$29,952,582	\$35,945,150	\$23,454,185	\$65,903,950	83%

Building Fee Fund

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Building Fee Fund

Summary



Comprehensive Fund Summary

Comprehensive Fund Summary

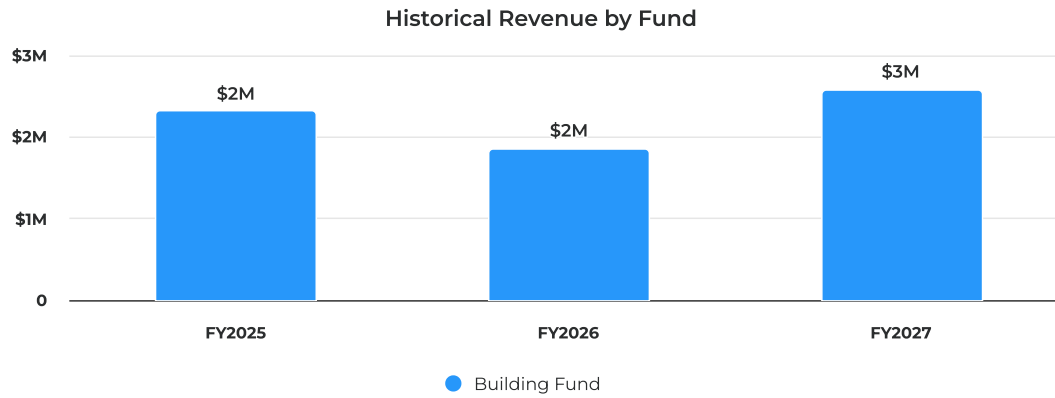
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance	\$443,445.00	\$354,752.00	-\$3,517.00	\$36,483.00	-1,137.33%
Revenues					
Permits, Fees, and Special Assessments	\$1,736,627.61	\$1,513,871.98	\$2,157,000.00	\$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	\$15,650.00	\$15,000.00	-11.76%
Other Sources		\$750,000.00			
Total Revenues	\$1,808,402.76	\$2,321,958.26	\$2,229,650.00	\$2,583,000.00	15.79%
Expenditures					
Operating Expenses	\$1,897,096.08	\$2,680,227.28	\$2,189,650.00	\$2,269,130.00	7.14%
Total Expenditures	\$1,897,096.08	\$2,680,227.28	\$2,189,650.00	\$2,269,130.00	7.14%
Total Revenues Less Expenditures	-\$88,693.32	-\$358,269.02	\$40,000.00	\$313,870.00	178.03%
Ending Fund Balance	\$354,751.68	-\$3,517.02	\$36,483.00	\$350,353.00	220.33%



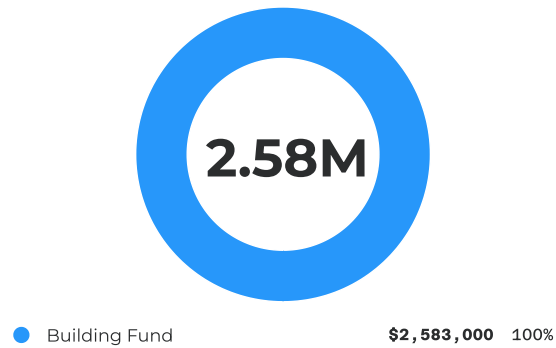
Building Fee Fund

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Revenues by Fund



FY27 Revenues by Fund



Revenues by Fund

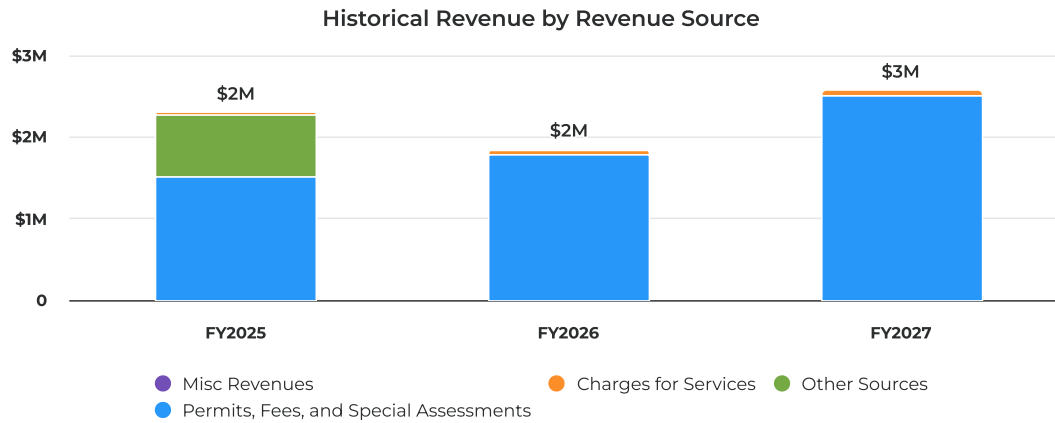
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Building Fund	\$ 1,808,403	\$ 2,321,958	\$ 2,230,755	\$ 2,229,650	\$ 2,583,000	16%
Total Revenues	\$ 1,808,403	\$ 2,321,958	\$ 2,230,755	\$ 2,229,650	\$ 2,583,000	16%



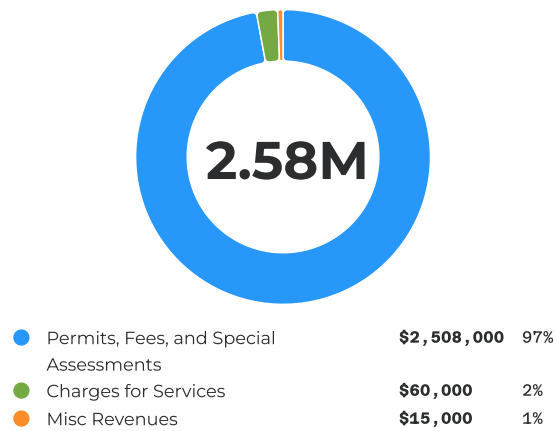
Building Fee Fund

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Revenues by Revenue Source



FY27 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)
Permits, Fees, and Special Assessments	\$ 1,736,628	\$ 1,513,872	\$ 2,160,290	\$ 2,157,000	\$ 2,508,000	16%
Charges for Services	\$ 43,134	\$ 34,873	\$ 53,465	\$ 57,000	\$ 60,000	12%
Misc Revenues	\$ 28,641	\$ 23,213	\$ 17,000	\$ 15,650	\$ 15,000	(12%)
Other Sources	-	\$ 750,000	-	-	-	-
Total Revenues	\$ 1,808,403	\$ 2,321,958	\$ 2,230,755	\$ 2,229,650	\$ 2,583,000	16%

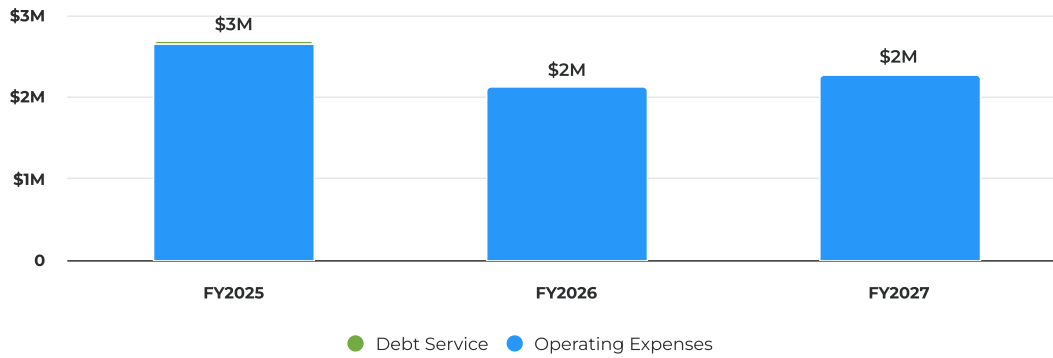


Building Fee Fund

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Expenditures by Object Summary

Historical Expenditures by Object Summary



FY27 Expenditures by Object Summary



Expenditures by Object 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)
Operating Expenses	\$ 1,860,887	\$ 2,640,943	\$ 2,117,865	\$ 2,189,650	\$ 2,269,130	7%
Debt Service	\$ 36,209	\$ 39,284	-	-	-	-
Total Expenditures	\$ 1,897,096	\$ 2,680,227	\$ 2,117,865	\$ 2,189,650	\$ 2,269,130	7%



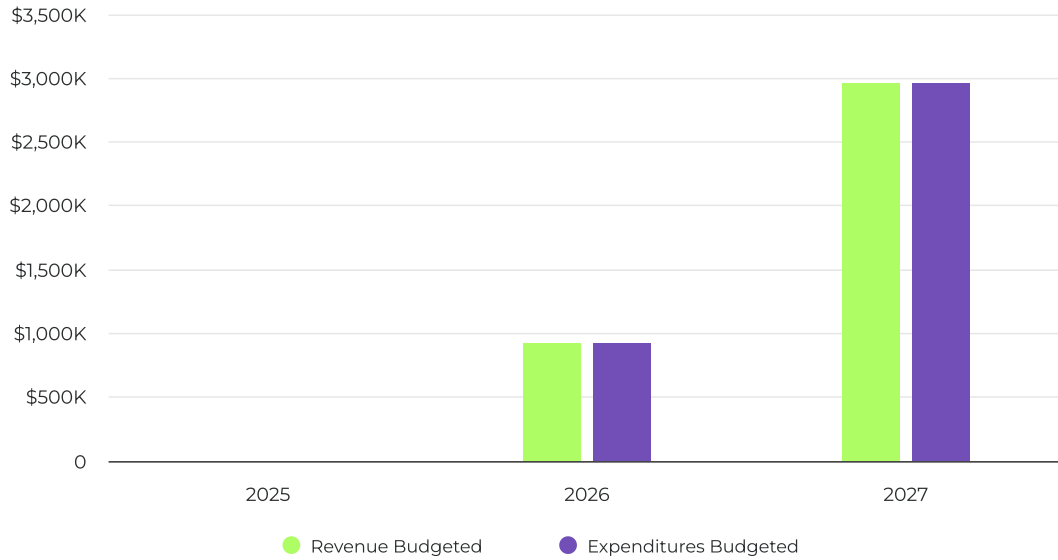
Debt Service Fund

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Debt Service Fund

Summary

Revenues vs Expenditures Summary



Debt Service Fund

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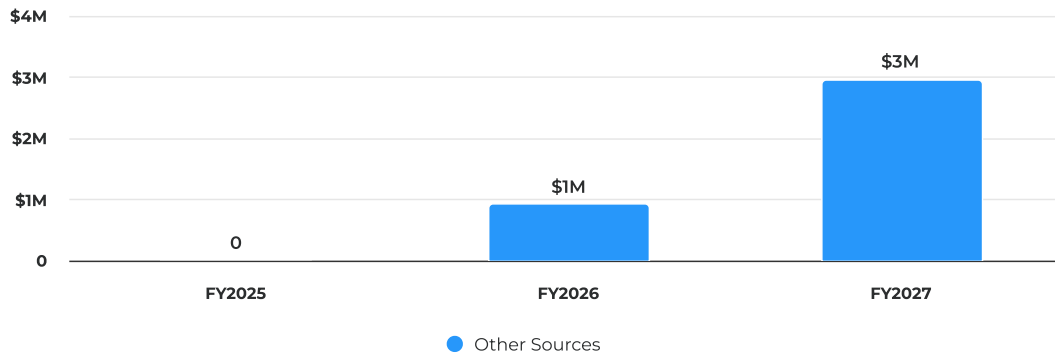
Comprehensive Fund Summary

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						
Debt Serv Fd Trans from Gen Fd	-	-	\$ 920,000	-	\$ 2,962,000	222%
Total Other Sources	-	-	\$ 920,000	-	\$ 2,962,000	222%
Total Revenues	-	-	\$ 920,000	-	\$ 2,962,000	222%
Expenditures						
Operating Expenses						
Principal Payments	-	-	\$ 420,000	-	\$ 849,300	102%
Interest Expense	-	-	\$ 500,000	-	\$ 2,112,700	323%
Total Operating Expenses	-	-	\$ 920,000	-	\$ 2,962,000	222%
Total Expenditures	-	-	\$ 920,000	-	\$ 2,962,000	222%
Total Revenues Less Expenditures	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-

Revenues by Revenue Source

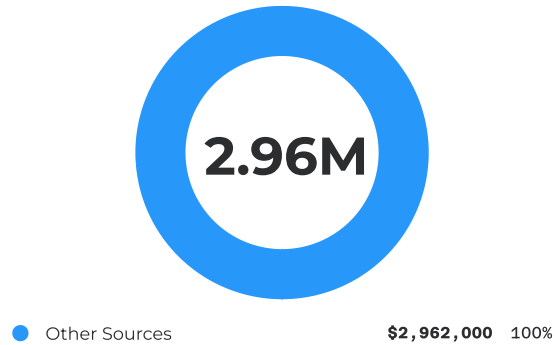
Historical Revenue by Revenue Source



Debt Service Fund

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FY27 Revenues by Revenue Source

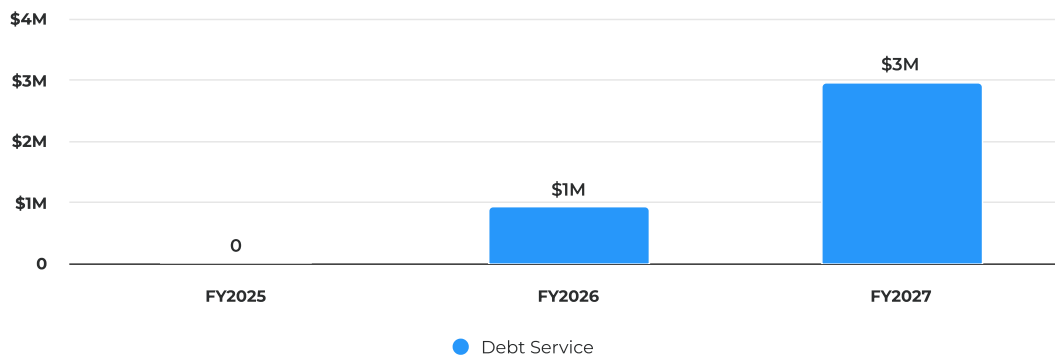


Revenues by Revenue Source

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	-	\$ 2,962,000	222%
Total Revenues	-	-	\$ 920,000	-	\$ 2,962,000	222%

Expenditures by Object Summary

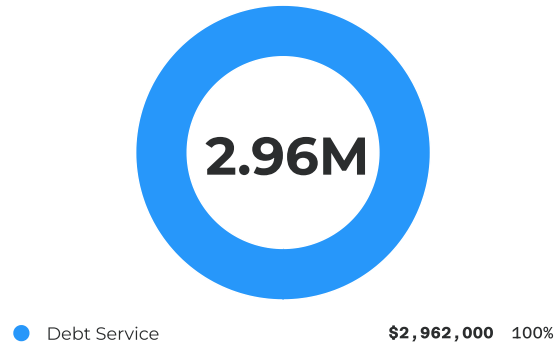
Historical Expenditures by Object Summary



Debt Service Fund

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FY27 Expenditures by Object Summary



Expenditures by Object 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)
Debt Service	-	-	\$ 920,000	-	\$ 2,962,000	222%
Total Expenditures	-	-	\$ 920,000	-	\$ 2,962,000	222%



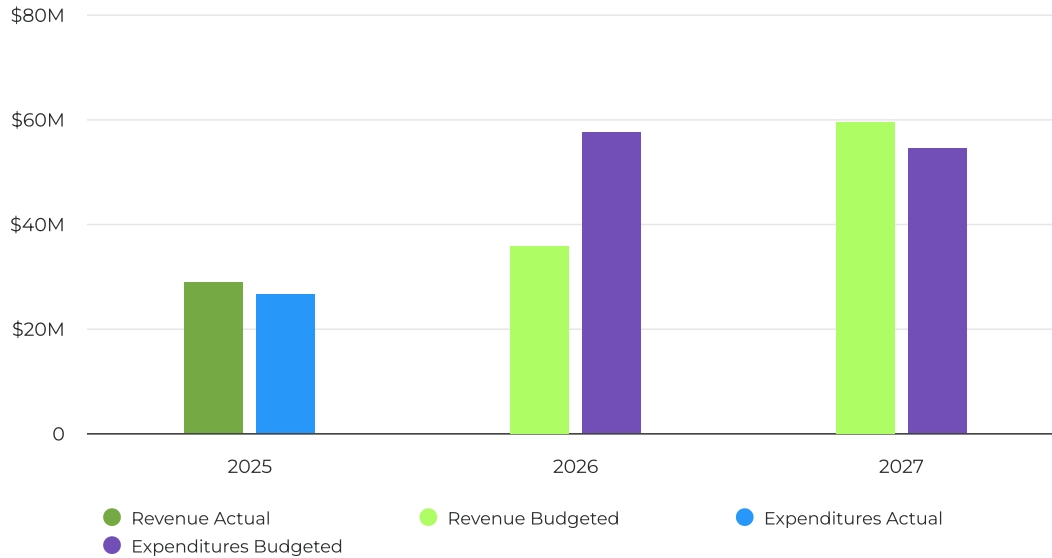
Capital Projects Fund

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Capital Projects Fund

Summary

Revenues vs Expenditures Summary



Comprehensive Fund Summary

Comprehensive Fund Summary

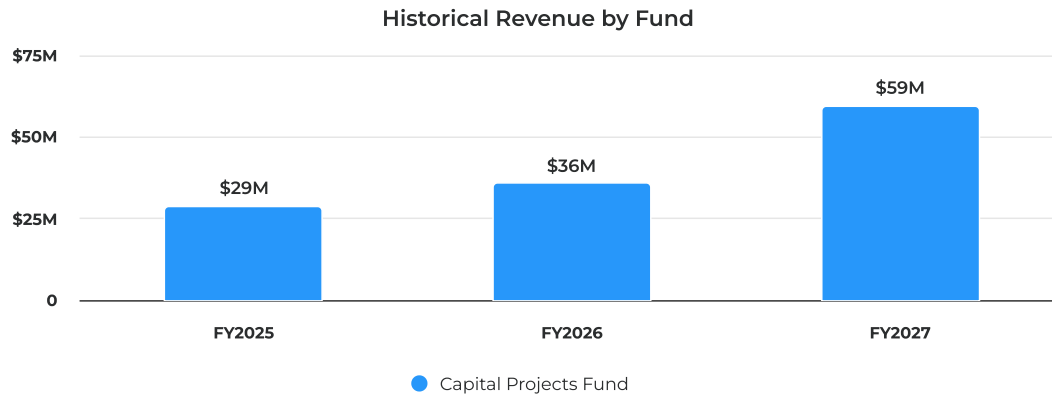
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Beginning Fund Balance	\$16,634,405.00	\$21,439,375.00	\$23,796,366.00	\$20,694,566.00	-13.03%
Revenues					
Taxes	\$446,574.64	\$486,166.53	\$450,000.00	\$465,000.00	12.05%
Permits, Fees, and Special Assessments	\$4,031,441.20	\$3,973,488.47	\$6,820,000.00	\$4,090,000.00	-31.09%
Intergovernmental Revenue				\$4,800,000.00	12.94%
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	\$27,572,240.00	\$49,480,000.00	32.25%
Total Revenues	\$28,033,324.55	\$28,825,100.82	\$35,470,440.00	\$59,481,600.00	22.54%
Expenditures					
Operating Expenses	\$23,228,353.76	\$26,468,110.92	\$38,572,240.00	\$54,280,000.00	-5.55%
Total Expenditures	\$23,228,353.76	\$26,468,110.92	\$38,572,240.00	\$54,280,000.00	-5.55%
Total Revenues Less Expenditures	\$4,804,970.79	\$2,356,989.90	-\$3,101,800.00	\$5,201,600.00	-158.24%
Ending Fund Balance	\$21,439,375.79	\$23,796,364.90	\$20,694,566.00	\$25,896,166.00	74.21%



Capital Projects Fund

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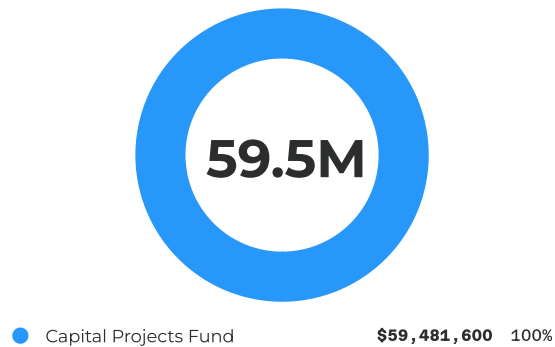
Revenues by Fund



In the Capital Projects Fund, the total revenue for FY2027 is \$82.6 million, representing a significant increase of \$53.8 million or 186.63% compared to the FY2025 total of \$28.8 million. This fund continues to account for 100% of the total revenue in both years.

The Capital Projects Fund is the largest category by value and also shows the largest increase, growing from \$28.8 million in FY2025 to \$82.6 million in FY2027. This substantial growth highlights a major upward trend in revenue within this fund over the period.

FY27 Revenues by Fund



The Capital Projects Fund has a total fiscal year revenue of \$82.6 million, representing 100% of the fund's revenue.

Revenues by Fund

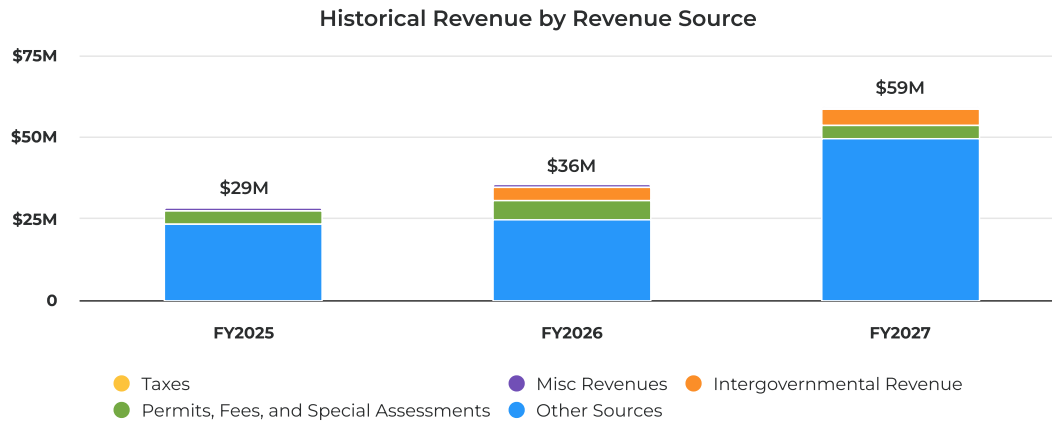
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Capital Projects Fund	\$ 28,033,325	\$ 28,825,101	\$ 48,538,933	\$ 35,470,440	\$ 59,481,600	23%
Total Revenues	\$ 28,033,325	\$ 28,825,101	\$ 48,538,933	\$ 35,470,440	\$ 59,481,600	23%



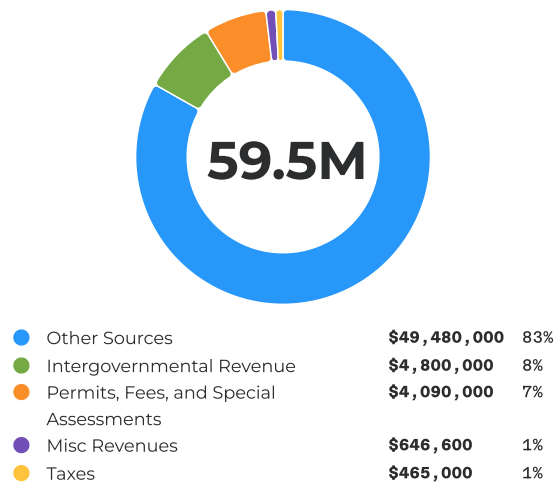
Capital Projects Fund

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Revenues by Revenue Source



FY27 Revenues by Revenue Source



Revenues by Revenue Source

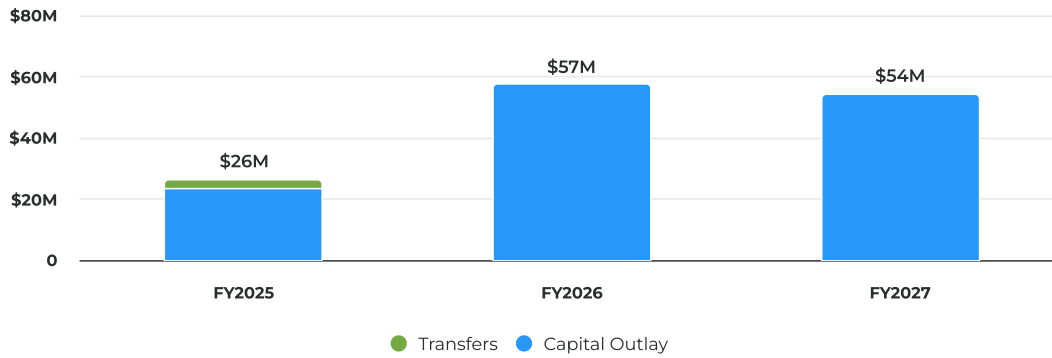
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Taxes	\$ 446,575	\$ 486,167	\$ 415,000	\$ 450,000	\$ 465,000	12%
Permits, Fees, and Special Assessments	\$ 4,031,441	\$ 3,973,488	\$ 5,935,528	\$ 6,820,000	\$ 4,090,000	(31%)
Intergovernmental Revenue	-	-	\$ 4,250,000	-	\$ 4,800,000	13%
Misc Revenues	\$ 1,189,086	\$ 1,020,173	\$ 525,500	\$ 628,200	\$ 646,600	23%
Other Sources	\$ 22,366,222	\$ 23,345,273	\$ 37,412,905	\$ 27,572,240	\$ 49,480,000	32%
Total Revenues	\$ 28,033,325	\$ 28,825,101	\$ 48,538,933	\$ 35,470,440	\$ 59,481,600	23%

Capital Projects Fund

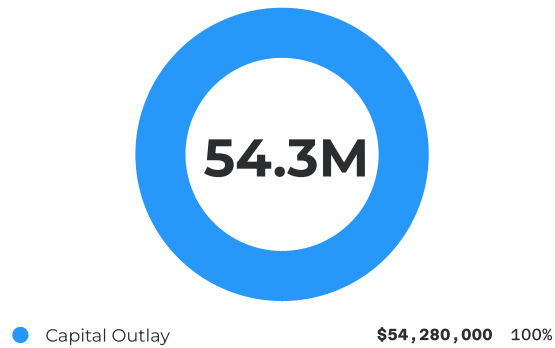
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Expenditures by Object Summary

Historical Expenditures by Object Summary



FY27 Expenditures by Object Summary



Expenditures by Object Summary

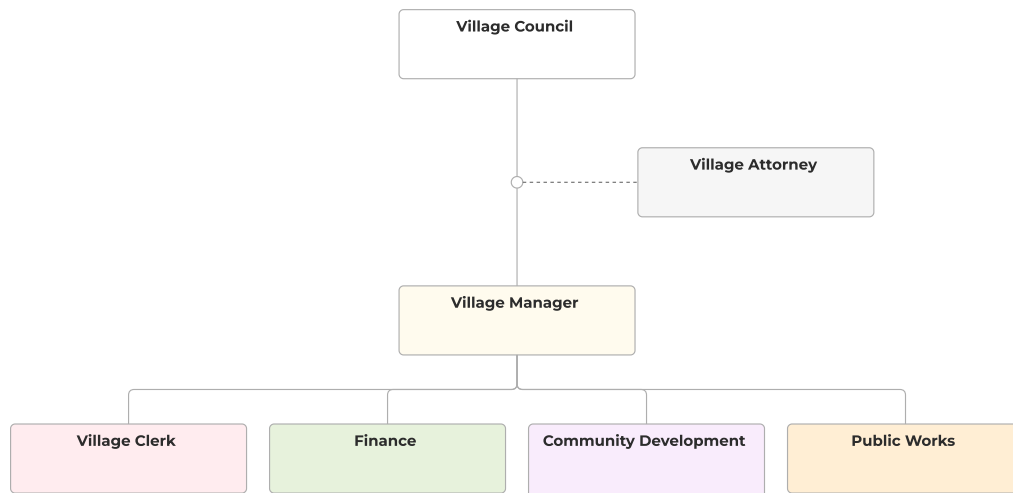
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Capital Outlay	\$ 21,696,020	\$ 23,247,489	\$ 57,470,106	\$ 38,500,000	\$ 54,280,000	(6%)
Debt Service	-	-	-	\$ 72,240	-	-
Transfers	\$ 1,532,334	\$ 3,220,622	-	-	-	-
Total Expenditures	\$ 23,228,354	\$ 26,468,111	\$ 57,470,106	\$ 38,572,240	\$ 54,280,000	(6%)

Introduction

The Departments section provides an overview of the programs, services, and responsibilities carried out by each Village department in support of the Village Council's priorities and the needs of the Estero community. Each department's budget reflects the resources necessary to maintain Village operations, provide public services, and advance organizational and community objectives.

Department pages include descriptions of major activities and functions, historical and proposed expenditure information, detailed line-item expenditures, personnel information, and departmental goals. Together, these pages provide greater transparency into how Village resources are allocated and how each department contributes to the effective and efficient delivery of municipal services.

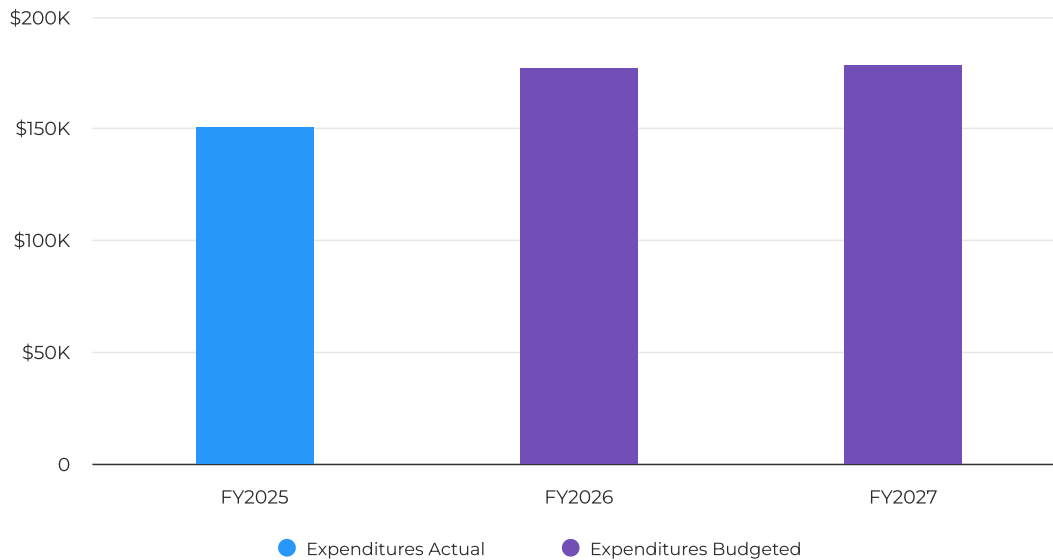
FY27 Department Flow



Village Council

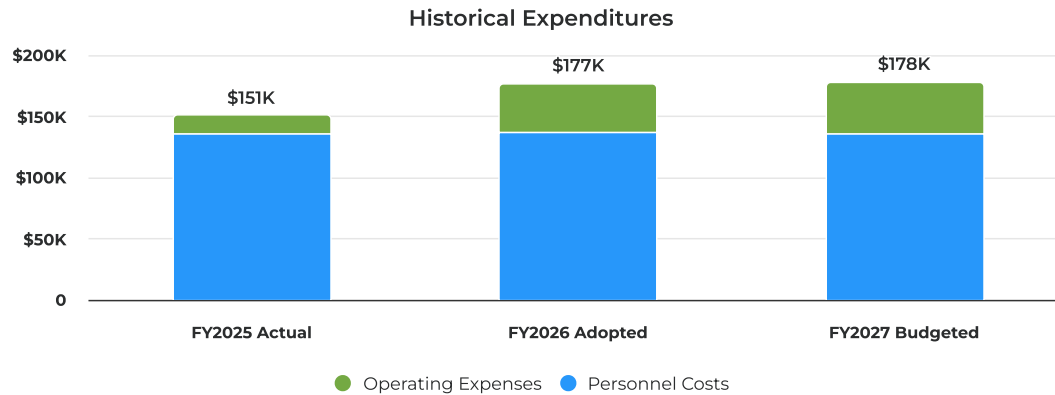
The Village Council serves as the legislative and policy-making body of the Village of Estero. Council establishes policies and priorities that guide Village operations, adopts ordinances and resolutions, approves the annual operating and capital budgets, and provides oversight of the Village's financial and strategic direction. Council also represents the interests of Village residents and provides leadership on matters affecting the community's quality of life, growth, infrastructure, and long-term sustainability.

Historical Expenditures Across Department



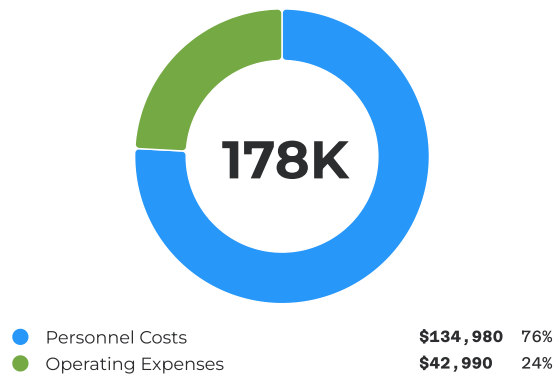
In FY2027, the expenditures budgeted for the Village Council increase slightly to \$177,970, representing a 0.73% rise from the FY2026 budget. This indicates a modest growth in the overall expenditure allocation for the Village Council between these two budget years.





In FY2027, the Village Council's total historical expenditures increased slightly by 0.73% to \$177,970 compared to FY2026. Personnel Costs, which remain the largest category, decreased by \$2,200 or 1.6%, accounting for 75.84% of the total budget, down from 77.64% in the previous year. Operating Expenses increased by \$3,490 or 8.84%, representing 24.16% of the total, up from 22.36% in FY2026. This shift reflects a modest reallocation within the budget, with Operating Expenses growing while Personnel Costs saw a small decline.

FY27 Budgeted Expenditures



The Budgeted Expenditures for the Village Council include Personnel Costs totaling \$134,980, which represent 75.84% of the budget. Operating Expenses amount to \$42,990, making up 24.16% of the budget.

Expenditures 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)
Personnel Costs	\$ 135,968	\$ 135,664	\$ 137,180	\$ 135,150	\$ 134,980	(2%)
Executive Salaries	\$ 124,277	\$ 124,277	\$ 124,280	\$ 124,280	\$ 124,300	-
FICA Taxes	\$ 9,507	\$ 9,507	\$ 9,530	\$ 9,510	\$ 9,530	-
Workers Comp	\$ 468	\$ 175	\$ 1,170	\$ 140	\$ 1,090	(7%)
Unemployment Comp	\$ 1,716	\$ 1,704	\$ 2,200	\$ 1,220	\$ 60	(97%)
Operating Expenses	\$ 13,887	\$ 15,076	\$ 39,500	\$ 14,500	\$ 42,990	9%
Payroll Processing Services	-	-	-	-	\$ 1,490	-
Travel and Per Diem	\$ 2,321	\$ 2,314	\$ 25,000	\$ 4,000	\$ 25,000	-
Books Pub & Memberships	\$ 9,319	\$ 8,713	\$ 12,000	\$ 9,000	\$ 14,000	17%
Training	\$ 2,247	\$ 4,049	\$ 2,500	\$ 1,500	\$ 2,500	-
Total Expenditures	\$ 149,855	\$ 150,739	\$ 176,680	\$ 149,650	\$ 177,970	1%

Personnel Summary

The Village Council consists of seven elected Councilmembers, each representing one of the Village's seven districts. The Council selects a Mayor and Vice Mayor from among its members in accordance with the Village Charter. Councilmembers are supported by the Village Manager, Village Attorney, Village Clerk, and Village staff in carrying out their legislative, policy-making, and governance responsibilities.

Summary of Goals

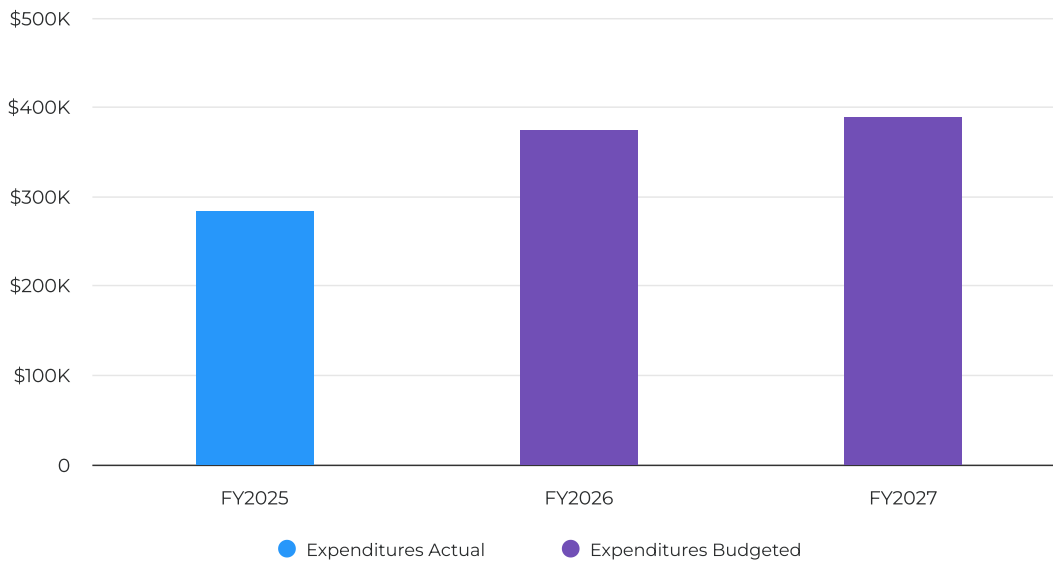
The Village Council's goals focus on maintaining responsible governance, protecting the Village's financial position, and advancing priorities that support the long-term interests of the Estero community. Key goals include maintaining a fiscally sustainable budget, providing effective oversight of Village operations and capital investments, supporting strategic infrastructure and community improvements, preserving Estero's character and quality of life, and ensuring Village policies and resources remain aligned with the needs and priorities of residents.



Village Attorney

The Village Attorney provides legal counsel and representation to the Village Council, Village Manager, and Village departments on matters affecting Village operations. Services include reviewing and preparing ordinances, resolutions, agreements, contracts, and other legal documents; providing guidance regarding municipal law and regulatory requirements; and advising the Village on legal matters associated with land use, procurement, public records, contracts, and other governmental activities. The Village Attorney also represents or coordinates representation of the Village in litigation and other legal proceedings.

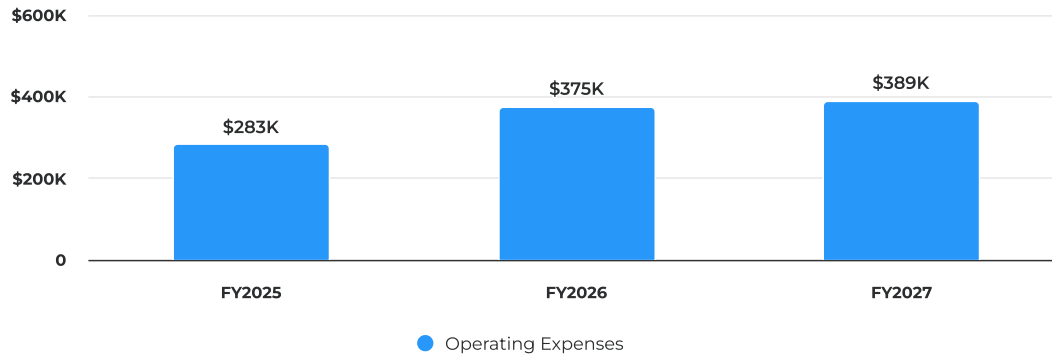
Historical Expenditures Across Department



For the Village Attorney's Expenditure Summary, the budgeted expenditures for FY2026 are set at \$375,000. Moving into FY2027, the budgeted expenditures increase to \$389,000, representing a 3.73% rise from the previous year. This indicates a moderate growth in the budget allocation for the Village Attorney between these two target years.

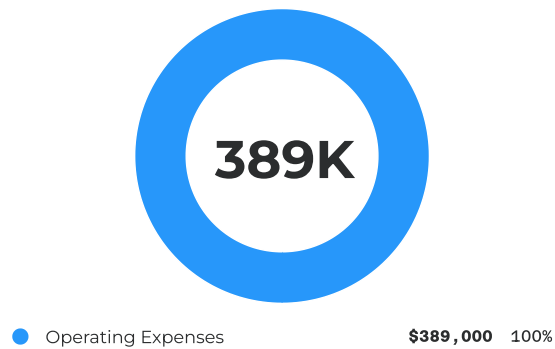


Historical Expenditures



The Operating Expenses category increased by \$14,000, or 3.73%, compared to the previous year. This follows a significant increase of \$91,771, or 32.4%, in Operating Expenses from the prior period to FY2026. Overall, the FY2027 budget continues to allocate all funds to Operating Expenses, with a moderate increase over the previous year.

FY27 Budgeted Expenditures



The Fiscal Year Expenditures by Object Summary for the Village Attorney shows Operating Expenses totaling \$389,000, which accounts for 100% of the expenditures.

Expenditures 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)
Operating Expenses	\$ 428,837	\$ 283,229	\$ 375,000	\$ 310,000	\$ 389,000	4%
Village Attorney	\$ 261,400	\$ 247,197	\$ 275,000	\$ 260,000	\$ 275,000	-
Land Use Legal	\$ 27,738	\$ 35,584	\$ 50,000	\$ 50,000	\$ 62,500	25%
Code Enforcement Legal	\$ 2,094	-	\$ 10,000	-	\$ 11,500	15%
Land Dev Code Legal	-	-	\$ 10,000	-	\$ 10,000	-
Other Special Legal	\$ 137,605	\$ 449	\$ 15,000	-	\$ 12,750	(15%)
Comprehensive Plan Legal	-	-	\$ 15,000	-	\$ 17,250	15%
Total Expenditures	\$ 428,837	\$ 283,229	\$ 375,000	\$ 310,000	\$ 389,000	4%

Personnel Summary

Legal services are provided to the Village through the Village Attorney and supporting legal professionals as needed. The Village Attorney works closely with the Village Council, Village Manager, and Village staff to provide timely legal guidance and ensure Village actions are conducted in accordance with applicable federal, state, and local requirements.

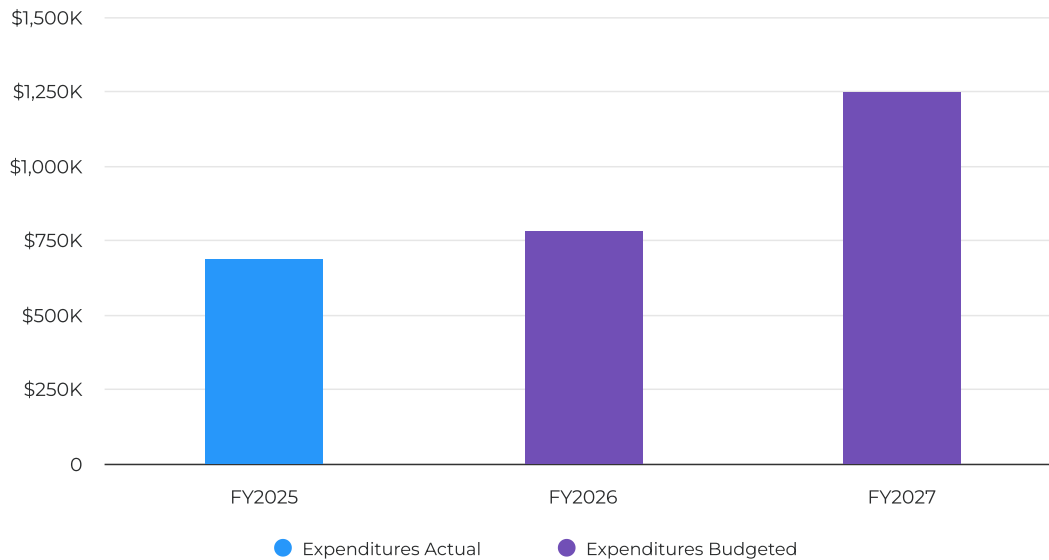
Summary of Goals

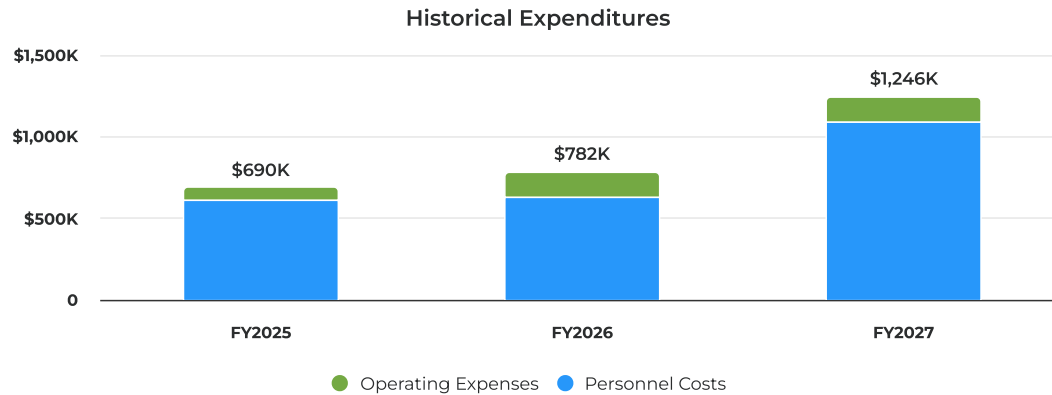
The Village Attorney's goals focus on providing responsive and effective legal counsel, supporting informed decision-making, and protecting the legal interests of the Village. Priorities include identifying and mitigating legal risk, ensuring compliance with applicable laws and regulations, providing timely review of Village agreements and legislative actions, and supporting the implementation of Village Council priorities.

Village Manager

The Village Manager serves as the chief administrative officer of the Village and is responsible for implementing the policies and priorities established by the Village Council. The Village Manager oversees the day-to-day administration of Village operations, coordinates the activities of Village departments, develops recommendations for Council consideration, and oversees implementation of the annual operating and capital budgets. The office also provides organizational leadership and coordinates strategic initiatives to ensure Village services are delivered effectively and efficiently.

Historical Expenditures Across Department

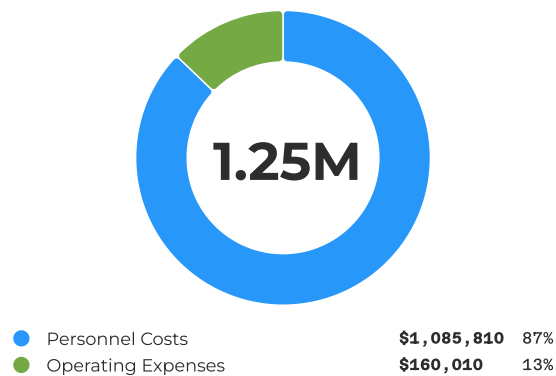




In FY2027, the Village Manager's total historical expenditures increased significantly to \$1.2 million, representing a 59.33% rise from the FY2026 total of \$781,910. Personnel Costs remained the largest category, growing to \$1.1 million, which is 87.16% of the total budget. This category saw a substantial increase of \$457,150, or 72.72%, compared to the previous year.

Operating Expenses, the second largest category, accounted for \$160,010 or 12.84% of the total in FY2027. This category experienced a modest increase of \$6,760, or 4.41%, from the FY2026 amount of \$153,250. Notably, while Operating Expenses had the largest percentage increase in FY2026, the growth in FY2027 was more pronounced in Personnel Costs.

FY27 Budgeted Expenditures



The FY27 Budgeted Expenditures for the Village Manager consist of Personnel Costs totaling \$1.1 million, which accounts for 87.16% of the budget. Operating Expenses make up the remaining \$160,010, representing 12.84% of the total expenditures.

Village Manager

[Table of Contents](#)**Expenditures 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)
Personnel Costs	\$ 553,595	\$ 608,323	\$ 628,660	\$ 615,130	\$ 1,085,810	73%
Executive Salary	\$ 257,756	\$ 270,095	\$ 397,090	\$ 359,740	\$ 511,480	29%
Regular Salaries & Wages	\$ 143,406	\$ 179,725	\$ 46,970	\$ 72,600	\$ 238,430	408%
Car Allowance	\$ 8,475	\$ 8,600	\$ 8,600	\$ 9,480	\$ 11,850	38%
FICA Taxes	\$ 24,876	\$ 28,744	\$ 34,640	\$ 33,800	\$ 58,270	68%
Retirement Contributions	\$ 26,062	\$ 27,310	\$ 46,405	\$ 40,580	\$ 75,280	62%
Group Insurance	\$ 90,597	\$ 92,380	\$ 89,985	\$ 97,810	\$ 184,080	105%
Worker's Compensation	\$ 1,687	\$ 754	\$ 4,035	\$ 600	\$ 6,380	58%
Unemployment Comp	\$ 736	\$ 715	\$ 935	\$ 520	\$ 40	(96%)
Operating Expenses	\$ 86,484	\$ 81,908	\$ 153,250	\$ 80,700	\$ 160,010	4%
Miscellaneous Professional Srv	\$ 18,000	-	\$ 45,000	-	\$ 45,000	-
Miscellaneous Contractual Svcs	-	-	\$ 25,000	-	\$ 25,000	-
Payroll Processing Services	-	-	-	-	\$ 1,010	-
Public Relations	\$ 24,891	\$ 43,966	\$ 20,000	\$ 35,000	\$ 25,000	25%
Travel & Per Diem	\$ 4,088	\$ (1,438)	\$ 15,000	\$ 3,000	\$ 15,000	-
Communication Services	\$ 36,027	\$ 37,767	\$ 40,000	\$ 40,000	\$ 40,000	-
Books Pub & Memberships	\$ 2,168	\$ 1,434	\$ 4,000	\$ 2,700	\$ 4,500	13%
Training	\$ 1,310	\$ 180	\$ 4,250	-	\$ 4,500	6%
Total Expenditures	\$ 640,079	\$ 690,231	\$ 781,910	\$ 695,830	\$ 1,245,820	59%

Personnel Summary

The Village Manager's Office includes the Village Manager and administrative or professional staff assigned to support executive management and Village-wide operations. Staff work collaboratively with all Village departments and external partners to coordinate programs, projects, Council initiatives, and administrative activities.

Summary of Goals

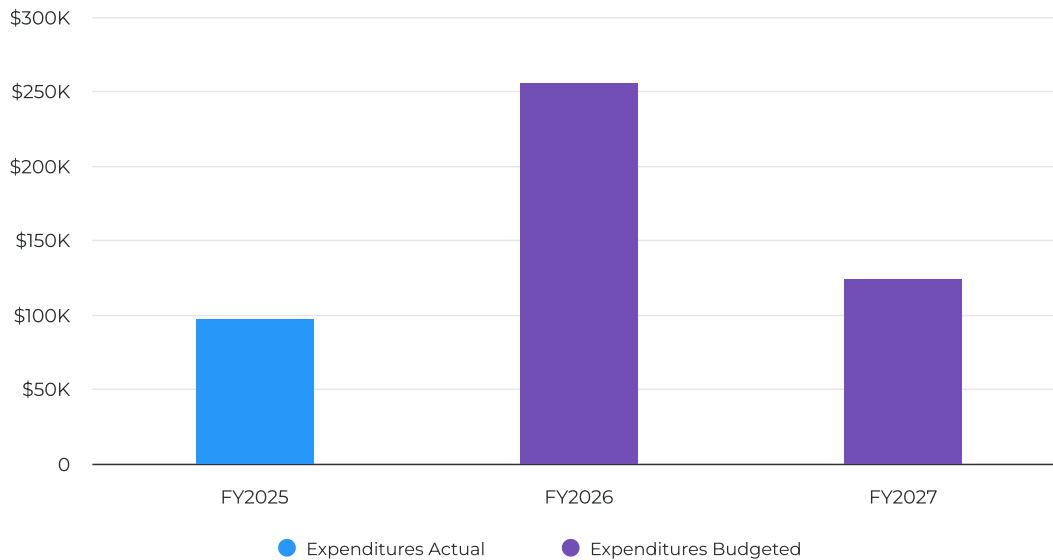
The Village Manager's goals focus on implementing Village Council priorities, maintaining effective and efficient municipal operations, and ensuring the responsible use of Village resources. Key goals include promoting organizational accountability, coordinating major Village initiatives and capital projects, maintaining strong financial stewardship, enhancing service delivery, and ensuring Village operations remain responsive to the needs of the Estero community.



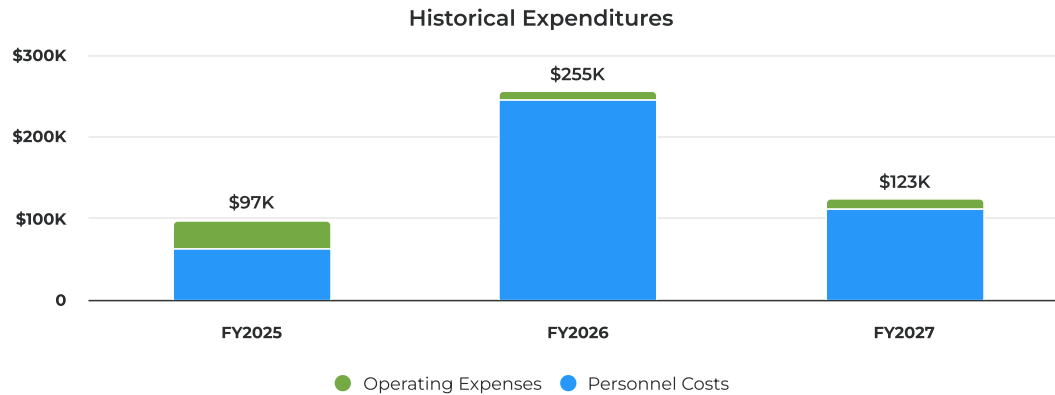
Village Clerk

The Village Clerk supports the official legislative and administrative functions of the Village and serves as the custodian of official Village records. Responsibilities include preparing and maintaining agendas, minutes, ordinances, resolutions, and other official documents; coordinating public records requests; providing required public notices; and supporting Village Council meetings. The Village Clerk also assists with records management and other statutory and administrative responsibilities necessary to maintain transparent and accessible local government operations.

Historical Expenditures Across Department

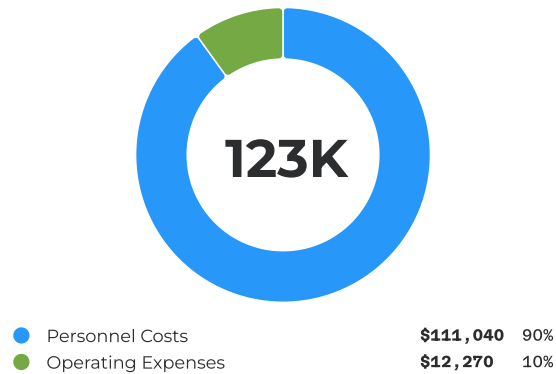


Village Clerk

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In FY2027, the total historical expenditures for the Village Clerk decreased by 51.74% to \$123,310 compared to FY2026's total of \$255,490. Personnel Costs, the largest category, declined by 54.62% to \$111,040, representing 90.05% of the total budget, down from 95.77% in the previous year. Operating Expenses increased by 13.4% to \$12,270, making up 9.95% of the total, up from 4.23% in FY2026. The most significant decrease was in Personnel Costs, which fell by \$133,630, while Operating Expenses saw the largest increase of \$1,450.

FY27 Budgeted Expenditures



The FY27 Budgeted Expenditures for the Village Clerk include Personnel Costs totaling \$111,040, which represent 90.05% of the budget. Operating Expenses amount to \$12,270, making up 9.95% of the total expenditures.



Expenditures 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)
Personnel Costs	\$ 59,658	\$ 62,636	\$ 244,670	\$ 185,830	\$ 111,040	(55%)
Regular Salaries & Wages	\$ 42,948	\$ 45,004	\$ 190,970	\$ 156,840	\$ 88,330	(54%)
FICA Taxes	\$ 3,285	\$ 3,443	\$ 14,650	\$ 12,000	\$ 6,760	(54%)
Retirement Contributions	\$ 11,240	\$ 14,690	\$ 11,590	\$ 16,470	\$ 3,980	(66%)
Group Insurance	-	-	\$ 24,870	-	\$ 11,210	(55%)
Worker's Compensation	\$ 1,467	\$ (1,207)	\$ 1,715	\$ 50	\$ 750	(56%)
Unemployment Compensation	\$ 718	\$ 706	\$ 875	\$ 470	\$ 10	(99%)
Operating Expenses	\$ 4,696	\$ 34,687	\$ 10,820	\$ 5,000	\$ 12,270	13%
Election Services	-	\$ 28,211	-	-	-	-
Payroll Processing Services	-	-	-	-	\$ 370	-
Codification	-	-	\$ 3,090	-	\$ 3,000	(3%)
Travel & Per Diem	\$ 352	\$ 895	\$ 1,290	-	\$ 1,300	1%
Legal Notices	\$ 3,777	\$ 5,427	\$ 5,150	\$ 5,000	\$ 6,000	17%
Book, Pub & Membership	\$ 325	\$ 154	\$ 515	-	\$ 600	17%
Training	\$ 242	-	\$ 775	-	\$ 1,000	29%
Total Expenditures	\$ 64,353	\$ 97,323	\$ 255,490	\$ 190,830	\$ 123,310	(52%)

Personnel Summary

The Village Clerk function is carried out by staff responsible for supporting Village Council proceedings, maintaining official records, responding to public records requests, and performing related administrative duties. Staff coordinate with Village departments, the Village Manager, Village Attorney, and members of the public to ensure records and legislative processes are properly maintained.

Summary of Goals

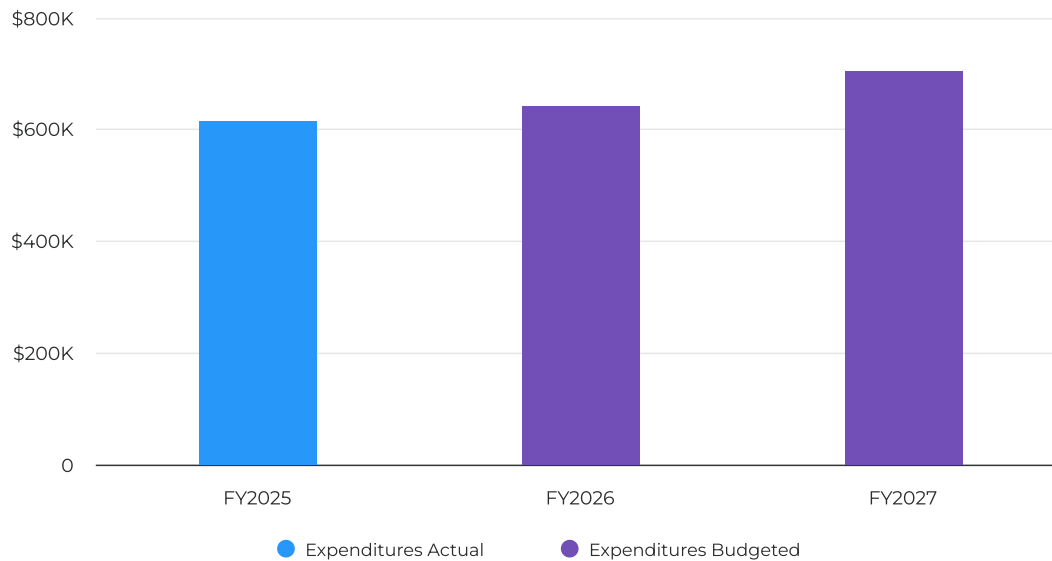
The Village Clerk's goals focus on maintaining accurate and accessible public records, supporting transparent governmental processes, and providing effective administrative support to the Village Council and organization. Priorities include timely preparation and preservation of official records, efficient processing of public records requests, compliance with applicable records and notice requirements, and continued improvement of records management practices.



Finance

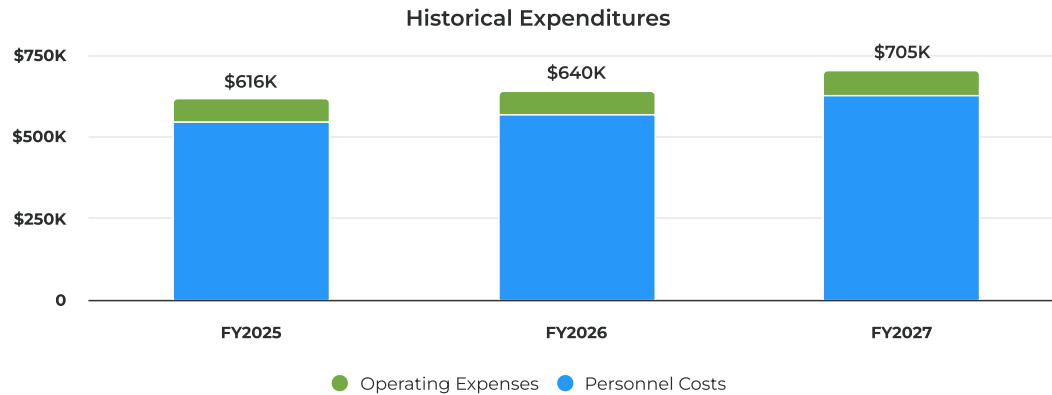
The Finance Department is responsible for safeguarding the Village's financial resources and supporting the financial administration of Village operations. Core functions include accounting and financial reporting, budget development and monitoring, accounts payable and receivable, payroll, cash and investment management, purchasing and procurement, debt administration, and coordination of the annual financial audit. The department provides financial information and analysis to support Village Council and management decision-making and promotes compliance with applicable financial policies, regulations, and reporting requirements.

Historical Expenditures Across Department



In FY2027, the budgeted expenditures increase to \$704,760, representing a 10.06% rise from FY2026. This marks a notable growth in the Finance department's budgeted spending compared to the previous year.

Finance

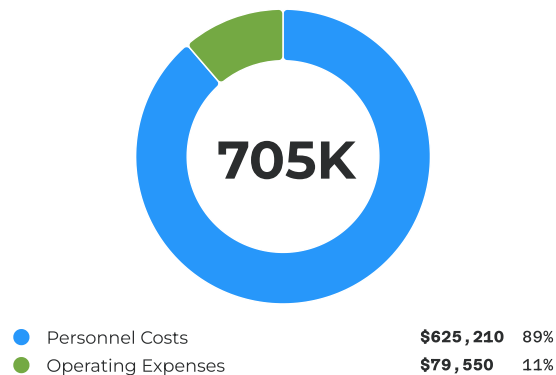
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The total historical expenditures for Finance in FY2027 amount to \$704,760, representing a 10.06% increase from the FY2026 total of \$640,330. Personnel Costs remain the largest category, accounting for 88.71% of the total in FY2027, up slightly from 88.6% in FY2026. This category increased by \$57,855, or 10.2%, rising from \$567,355 in FY2026 to \$625,210 in FY2027.

Operating Expenses continue as the second largest category, comprising 11.29% of the total in FY2027, a slight decrease from 11.4% in FY2026. Operating Expenses increased by \$6,575, or 9.01%, from \$72,975 in FY2026 to \$79,550 in FY2027.

Both major expenditure categories experienced notable increases, with Personnel Costs showing the largest dollar and percentage growth. The overall budget increase of 10.06% reflects these rises in both Personnel Costs and Operating Expenses.

FY27 Budgeted Expenditures



The FY27 Budgeted Expenditures for Finance include Personnel Costs totaling \$625,210, which accounts for 88.71% of the budget. Operating Expenses make up the remaining 11.29%, amounting to \$79,550.



Expenditures 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)
Personnel Costs	\$ 426,016	\$ 545,758	\$ 567,355	\$ 485,630	\$ 625,210	10%
Regular Salaries & Wages	\$ 306,456	\$ 388,787	\$ 406,370	\$ 344,790	\$ 433,820	7%
FICA Taxes	\$ 22,314	\$ 28,553	\$ 31,100	\$ 26,380	\$ 33,190	7%
Retirement Contributions	\$ 27,638	\$ 35,980	\$ 37,660	\$ 36,200	\$ 40,340	7%
Group Insurance	\$ 67,240	\$ 90,860	\$ 85,470	\$ 77,110	\$ 114,190	34%
Worker's Compensation	\$ 1,290	\$ 526	\$ 5,440	\$ 420	\$ 3,640	(33%)
Unemployment Compensation	\$ 1,077	\$ 1,052	\$ 1,315	\$ 730	\$ 30	(98%)
Operating Expenses	\$ 119,482	\$ 70,142	\$ 72,975	\$ 74,100	\$ 79,550	9%
Accounting Services	\$ 73,456	\$ 6,213	\$ 10,500	\$ 15,000	\$ 10,000	(5%)
Auditing & Actuarial Services	\$ 38,700	\$ 58,000	\$ 53,550	\$ 55,000	\$ 60,000	12%
Payroll Processing Services	-	-	-	-	\$ 800	-
Travel & Per Diem	\$ 5,186	\$ 4,889	\$ 4,725	\$ 3,700	\$ 4,750	1%
Books, Publications & Members	\$ 2,005	\$ 831	\$ 2,100	\$ 200	\$ 2,000	(5%)
Training	\$ 135	\$ 210	\$ 2,100	\$ 200	\$ 2,000	(5%)
Total Expenditures	\$ 545,498	\$ 615,899	\$ 640,330	\$ 559,730	\$ 704,760	10%

Personnel Summary

The Finance Department consists of professional and administrative staff responsible for the Village's accounting, budgeting, payroll, procurement, treasury, and financial reporting activities. Finance staff work across all Village departments to support financial operations, monitor budgetary activity, maintain accurate financial records, and provide guidance regarding the appropriate use and management of Village resources.

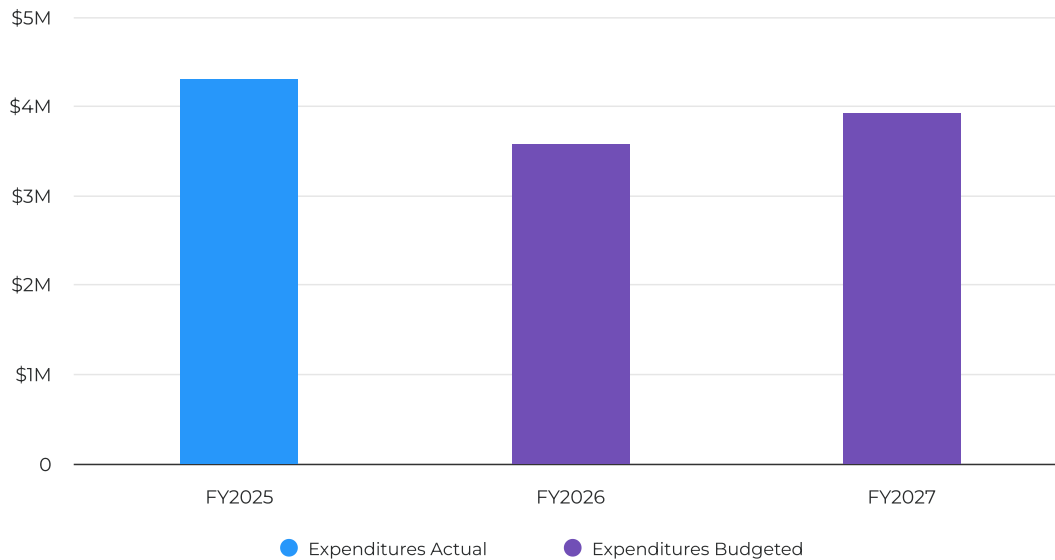
Summary of Goals

The Finance Department's goals focus on maintaining the Village's strong financial position, ensuring accurate and transparent financial reporting, and supporting responsible long-term financial planning. Key goals include maintaining effective internal controls, producing timely and accurate financial information, strengthening budget monitoring and forecasting, ensuring compliance with financial policies and requirements, and continually improving financial processes and systems to support efficient Village operations.

Community Development

The Community Development Department manages activities related to the Village's growth, development, and built environment. Responsibilities include comprehensive planning, zoning and land development review, development permitting and coordination, code compliance, and other planning and development-related services. The department works with residents, property owners, businesses, developers, and other agencies to facilitate development consistent with the Village's adopted plans, regulations, and community vision.

Historical Expenditures Across Department



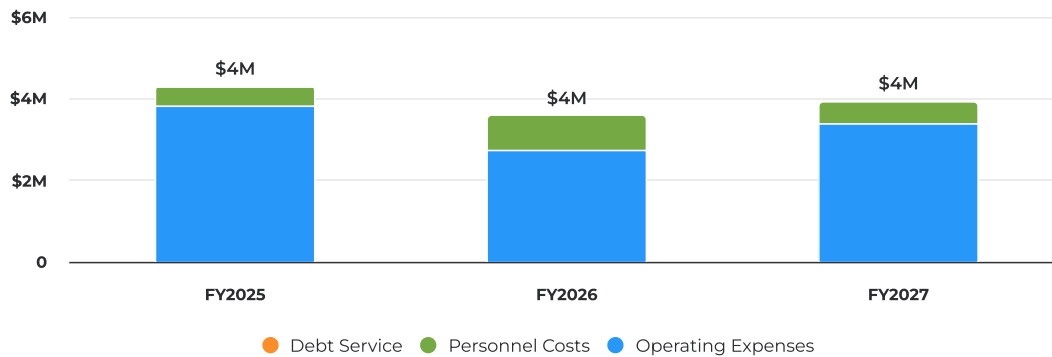
In FY2027, the expenditure budget increases to \$3.9 million, marking a 9.8% rise from the FY2026 budget. This increase highlights a notable growth in planned expenditures for Community Development compared to the previous budget year.



Community Development

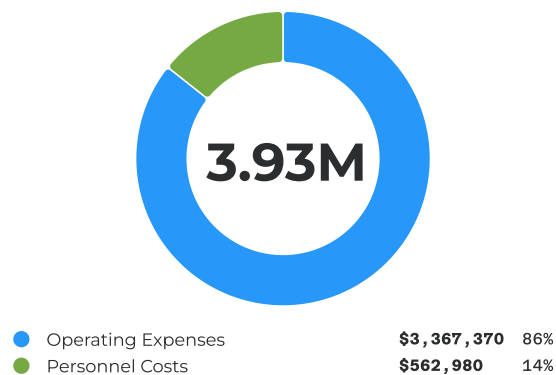
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Historical Expenditures



The total budget for Community Development in FY2027 is \$3.9 million, reflecting a 9.8% increase from the FY2026 total of \$3.6 million. Operating Expenses remain the largest category, increasing by \$621,480 or 22.63% to \$3.4 million, which now represents 85.68% of the total budget, up from 76.71% in FY2026. Personnel Costs decreased by \$270,595 or 32.46%, falling to \$562,980 and comprising 14.32% of the total budget, down from 23.29% in the previous year. Debt Service remains at \$0, consistent with FY2026. The key trend in FY2027 is the significant increase in Operating Expenses alongside a notable decrease in Personnel Costs.

FY27 Budgeted Expenditures



The FY27 Budgeted Expenditures for Community Development include Operating Expenses totaling \$3.4 million, which accounts for 85.68% of the budget. Personnel Costs make up the remaining \$562,980, representing 14.32% of the total expenditures.



Community Development

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Expenditures 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)
Personnel Costs	\$ 477,160	\$ 445,919	\$ 833,575	\$ 369,610	\$ 562,980	(32%)
Code Compliance	\$ 7	-	-	-	-	-
Unemployment Compensation	\$ 7	-	-	-	-	-
Development Services	\$ 417,110	\$ 429,822	\$ 767,825	\$ 354,610	\$ 562,980	(27%)
Regular Salaries & Wages	\$ 305,177	\$ 329,652	\$ 596,290	\$ 270,050	\$ 449,370	(25%)
Other Salaries & Wages	-	-	-	-	\$ 13,000	-
FICA Taxes	\$ 23,041	\$ 25,621	\$ 45,650	\$ 20,660	\$ 35,370	(23%)
Retirement Contributions	\$ 31,825	\$ 29,126	\$ 47,460	\$ 28,360	\$ 33,540	(29%)
Group Insurance	\$ 53,823	\$ 37,849	\$ 68,440	\$ 29,790	\$ 22,010	(68%)
Worker's Compensation	\$ 1,518	\$ 5,943	\$ 8,410	\$ 4,760	\$ 9,660	15%
Unemployment Compensation	\$ 1,725	\$ 1,631	\$ 1,575	\$ 990	\$ 30	(98%)
Planning, Zoning, Dev Review	\$ 60,043	\$ 16,097	\$ 65,750	\$ 15,000	-	(100%)
Cost Recovery-Wages	\$ 54,981	\$ 14,954	\$ 60,000	\$ 15,000	-	(100%)
Cost Recovery FICA Taxes	\$ 4,616	\$ 1,143	\$ 5,000	-	-	(100%)
Cost Recovery Worker's Comp	\$ 445	-	\$ 500	-	-	(100%)
Cost Recovery Unemploy Comp	-	-	\$ 250	-	-	(100%)
Operating Expenses	\$ 2,247,475	\$ 3,824,263	\$ 2,745,890	\$ 3,142,150	\$ 3,367,370	23%
Code Compliance	\$ 3,666	\$ 238,099	\$ 29,275	\$ 221,400	\$ 274,000	836%
Special Magistrate Svcs	\$ 3,375	\$ 2,000	\$ 7,725	\$ 1,000	\$ 8,000	4%
Code Compliance Contract Svcs	-	\$ 235,815	\$ 20,600	\$ 220,000	\$ 265,000	1,186%
Other Chrges-Filing Fees	\$ 291	\$ 284	\$ 950	\$ 400	\$ 1,000	5%
Development Services	\$ 58,456	\$ 421,767	\$ 276,250	\$ 216,100	\$ 274,240	(1%)
Economic Development	-	\$ 3,649	\$ 20,000	-	\$ 20,000	-
Growth Model Svcs	-	-	\$ 5,000	-	\$ 4,250	(15%)
Development Svcs Manager	-	-	\$ 10,000	-	\$ 10,000	-
Comp Plan/Land Dev Regulations	-	-	\$ 10,000	-	\$ 10,000	-
Land Development Code	\$ 1,105	-	\$ 10,000	-	\$ 8,500	(15%)
Misc Professional Services	\$ 51,242	\$ 411,486	\$ 200,000	\$ 200,000	\$ 200,000	-
Payroll Processing Services	-	-	-	-	\$ 740	-
Travel & Per Diem	\$ 766	\$ 589	\$ 3,500	-	\$ 3,000	(14%)



Community Development

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Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Legal Notices-Plan & Zoning	-	\$ 862	\$ 6,500	\$ 6,000	\$ 6,500	-
Books, Pub & Memberships	\$ 5,166	\$ 5,181	\$ 10,000	\$ 10,000	\$ 10,000	-
Training	\$ 177	-	\$ 1,250	\$ 100	\$ 1,250	-
Planning, Zoning, Dev Review	\$ 324,467	\$ 523,455	\$ 322,500	\$ 515,000	\$ 550,000	71%
Cost Recovery Prof Services	\$ 6,935	\$ 69,986	\$ 7,500	\$ 75,000	\$ 70,000	833%
Planning & Zoning-Fixed Fee	\$ 317,532	\$ 453,468	\$ 315,000	\$ 440,000	\$ 480,000	52%
Building Dept	\$ 1,860,887	\$ 2,640,943	\$ 2,117,865	\$ 2,189,650	\$ 2,269,130	7%
Software Consultant	\$ 34,965	\$ 3,205	\$ 50,000	\$ 3,000	\$ 6,000	(88%)
Building IT Contract Services	\$ 5,591	\$ 56,550	\$ 6,450	\$ 7,500	\$ 10,000	55%
Building Service Contract	\$ 1,713,653	\$ 2,472,564	\$ 1,900,000	\$ 2,010,000	\$ 2,070,000	9%
Communications	\$ 1,823	\$ 1,668	\$ 2,000	\$ 2,200	\$ 2,400	20%
Freight & Postage	\$ 837	\$ 727	\$ 1,000	\$ 1,100	\$ 1,150	15%
Utilities	\$ 8,438	\$ 9,199	\$ 12,500	\$ 12,000	\$ 14,380	15%
Office Lease-Corkscrew Palms	\$ 17,718	\$ 21,834	\$ 66,950	\$ 64,000	\$ 66,700	-
Equipment Lease	\$ 8,732	\$ 14,394	\$ 12,500	\$ 10,000	\$ 13,000	4%
Repairs & Maintenance	\$ 2,429	\$ 2,411	\$ 4,000	\$ 2,500	\$ 4,000	-
Office Supplies	\$ 3,368	\$ 2,179	\$ 4,000	\$ 1,600	\$ 2,500	(38%)
Operating Supplies	\$ 1,545	\$ 72	\$ 5,000	\$ 250	\$ 1,000	(80%)
Software Licensing	\$ 14,025	\$ 16,575	-	\$ 17,500	\$ 18,000	-
Credit Card Fees	\$ 47,764	\$ 39,565	\$ 53,465	\$ 58,000	\$ 60,000	12%
Debt Service	\$ 36,209	\$ 39,284	-	-	-	-
Building Dept	\$ 36,209	\$ 39,284	-	-	-	-
Principal Payments	\$ 30,686	\$ 30,031	-	-	-	-
Interest Expense	\$ 5,524	\$ 9,254	-	-	-	-
Total Expenditures	\$ 2,760,845	\$ 4,309,466	\$ 3,579,465	\$ 3,511,760	\$ 3,930,350	10%

Personnel Summary

The Community Development Department includes professional and administrative staff supporting planning, zoning, development review, permitting, code compliance, and related functions.

Department staff coordinate with applicants, residents, consultants, other Village departments, and external agencies throughout the development review and approval process.

Summary of Goals

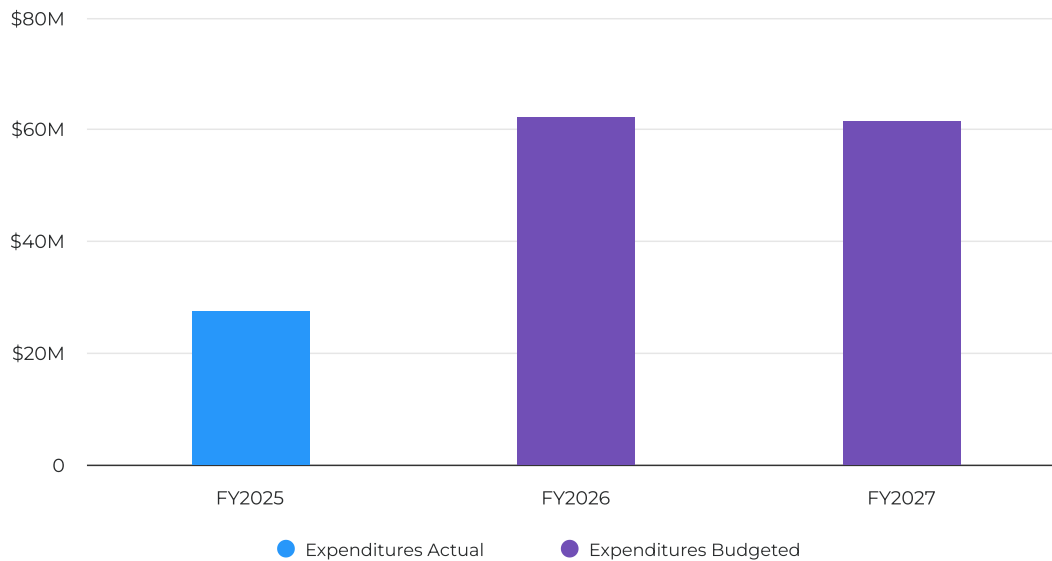
The Community Development Department's goals focus on managing growth in a manner that preserves Estero's character and supports a high quality of life. Key goals include providing efficient and consistent development review services, maintaining compliance with adopted plans and land development regulations, supporting thoughtful community planning, improving customer service and development processes, and ensuring new development and redevelopment align with the Village's long-term vision.



Public Works

The Public Works Department is responsible for the planning, development, maintenance, and improvement of Village infrastructure and public facilities. Functions include transportation and roadway improvements, stormwater management, infrastructure maintenance, capital project planning and delivery, and coordination of engineering and construction activities. The department also works with contractors, consultants, partner agencies, and other Village departments to maintain existing infrastructure and implement improvements that support the community's current and future needs.

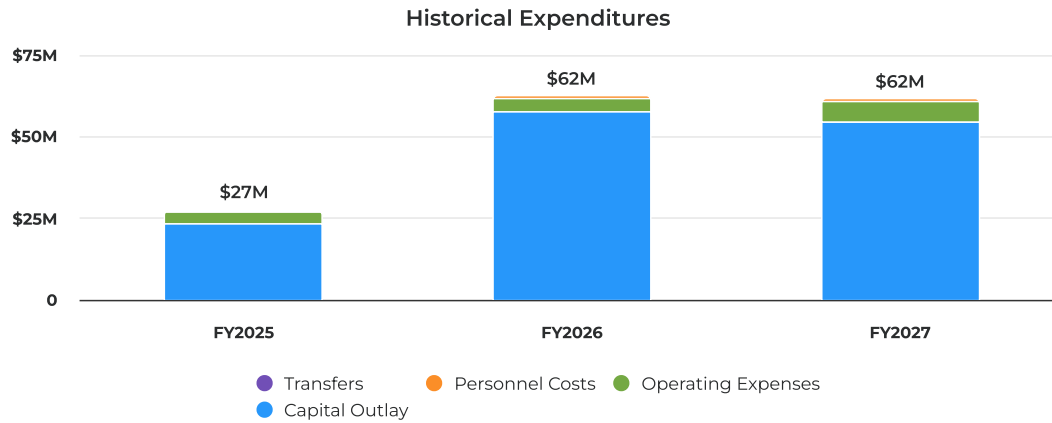
Historical Expenditures Across Department



In FY2027, the budgeted expenditures for Public Works decrease slightly to \$61.5 million, representing a 1.36% reduction from the FY2026 budget. This marks a modest decline in overall spending compared to the previous year.



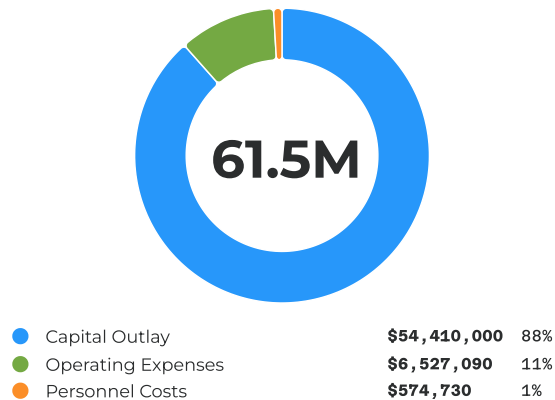
Public Works

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In FY2027, the total expenditures for Public Works are \$61.5 million, representing a slight decrease of 1.36% compared to FY2026's \$62.4 million. Capital Outlay remains the largest category at \$54.4 million, accounting for 88.45% of the total budget, but it decreased by \$3.1 million or 5.32% from the previous year.

Operating Expenses increased significantly to \$6.5 million, making up 10.61% of the total budget. This is a \$2.2 million or 49.64% increase from FY2026. Personnel Costs also rose to \$574,730, which is 0.93% of the total, marking an increase of \$47,420 or 8.99% compared to the prior year.

Transfers remain at \$0, consistent with FY2026. Overall, while Capital Outlay decreased slightly, the increases in Operating Expenses and Personnel Costs are notable within the FY2027 Public Works budget.

FY27 Budgeted Expenditures

For the Public Works Fiscal Year Expenditures by Object Summary, Capital Outlay accounts for \$54.4 million, representing 88.45% of the total expenditures. Operating Expenses total \$6.5 million, which is 10.61% of the expenditures. Personnel Costs amount to \$574,730, making up 0.93% of the total.



Public Works

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Expenditures 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)
Personnel Costs	\$ 429,098	\$ 490,670	\$ 527,310	\$ 441,475	\$ 574,730	9%
Public Works Wages	\$ 314,165	\$ 343,994	\$ 376,450	\$ 302,025	\$ 389,660	4%
FICA Taxes	\$ 22,918	\$ 25,365	\$ 28,820	\$ 23,100	\$ 29,810	3%
Retirement Contribution	\$ 18,037	\$ 27,454	\$ 31,760	\$ 31,710	\$ 32,860	3%
Group Insurance	\$ 69,618	\$ 82,952	\$ 77,780	\$ 75,980	\$ 110,850	43%
Worker's Compensation	\$ 3,501	\$ 10,063	\$ 11,400	\$ 8,060	\$ 11,530	1%
Unemployment Compensation	\$ 859	\$ 841	\$ 1,100	\$ 600	\$ 20	(98%)
Operating Expenses	\$ 2,292,096	\$ 3,513,671	\$ 4,361,800	\$ 3,499,610	\$ 6,527,090	50%
Community Monitoring	\$ 5,000	\$ 69,408	\$ 30,000	\$ 30,000	\$ 30,000	-
Water Level & Quality Monitor	\$ 113,845	\$ 155,417	\$ 200,000	\$ 200,000	\$ 200,000	-
Estero River Sediment Analysis	\$ 2,376	-	-	-	-	-
NPDES Compliance	-	\$ 7,988	\$ 15,000	-	\$ 10,000	(33%)
Reclaimed Water Study	\$ 1,542	-	-	-	-	-
Flood Plain-Com Rating System	\$ 9,000	-	\$ 100,000	\$ 18,500	\$ 100,000	-
Misc Contracted Services	\$ 30,886	\$ 15,138	-	-	-	-
Estero River Maintenance	\$ 16,171	\$ 16	\$ 50,000	-	\$ 50,000	-
Miscellaneous Stormwater Maint	\$ 2,500	\$ 2,250	\$ 100,000	\$ 100	\$ 100,000	-
Water Quality Joint Advocacy	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	-
Professional Services	\$ 46,153	\$ 106,183	-	-	\$ 100,000	-
Traffic Counts	\$ 15,973	\$ 16,107	\$ 20,000	\$ 12,000	\$ 20,000	-
Misc Professional Services	\$ 28,340	\$ 14,879	\$ 100,000	\$ 30,000	\$ 80,000	(20%)
Payroll Processing Services	-	-	-	-	\$ 590	-
Street Sweeping Services	\$ 21,200	\$ 22,000	\$ 35,000	\$ 25,000	\$ 35,000	-
Right-of-Way Permit Review	\$ 12,082	\$ 14,145	\$ 20,000	\$ 12,500	\$ 15,000	(25%)
Traffic Study	\$ 84,865	\$ 106,889	\$ 100,000	\$ 51,250	-	(100%)
Misc Construction Services	\$ 45,245	\$ 113,035	\$ 100,000	\$ 100,000	\$ 100,000	-
Travel	\$ 5,228	\$ 6,266	\$ 7,500	\$ 100	\$ 7,500	-
Communications	\$ 521	\$ 511	\$ 1,000	\$ 600	\$ 1,000	-
Utilities	\$ 77,485	\$ 61,263	\$ 97,500	\$ 68,860	\$ 90,000	(8%)
Equipment & leases	\$ 2,996	\$ 4,290	\$ 5,000	\$ 3,700	\$ 5,800	16%
Street Light Insurance	\$ 9,643	\$ 12,857	\$ 15,000	\$ 25,000	\$ 17,000	13%
Repair & Maintenance Services	\$ 11,577	\$ 19,440	-	-	\$ 32,500	-
Bridge Maintenance	\$ 10,969	-	\$ 15,000	\$ 600	\$ 15,000	-
Guardrail Maintenance	-	-	-	-	\$ 7,500	-
Irrigation Maintenance	\$ 81,020	\$ 197,197	\$ 82,500	\$ 250,000	\$ 275,000	233%
Landscape Maintenance	\$ 1,144,722	\$ 1,197,851	\$ 1,651,000	\$ 1,700,000	\$ 3,200,000	94%
Mowing Maintenance	\$ 115,260	-	\$ 40,000	-	-	(100%)
Ditch Maintenance	\$ 49,380	\$ 142,896	\$ 175,000	\$ 65,000	\$ 175,000	-
Sidewalk Maintenance	-	\$ 26,355	-	-	-	-



Public Works

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Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended	FY 2026 Projected	FY 2027 Proposed	FY 2026 Amended vs. FY 2027 Proposed (% Change)
Street Light Maintenance	\$ 111,782	\$ 60,405	\$ 92,500	\$ 125,000	\$ 130,000	41%
Traffic Sign Maintenance	\$ 13,167	-	\$ 50,000	-	\$ 35,000	(30%)
Traffic Signal Maintenance	\$ 5,949	-	\$ 50,000	\$ 10,500	\$ 15,000	(70%)
Railroad Maintenance	\$ 19,670	\$ 27,970	\$ 125,000	\$ 25,000	\$ 50,000	(60%)
Road Maintenance	\$ 76,036	\$ 357,265	\$ 550,000	\$ 60,000	\$ 300,000	(45%)
Operating Supplies	\$ 4,540	\$ 4,593	\$ 6,000	\$ 8,000	\$ 6,500	8%
Books, Publications & Members	\$ 1,035	\$ 411	\$ 2,000	-	\$ 2,000	-
Training	\$ 1,003	\$ 49	\$ 2,000	\$ 100	\$ 2,000	-
Parks Master Plan	\$ 34,400	\$ 403,869	\$ 330,000	\$ 410,000	\$ 50,000	(85%)
3rd Party Operating Agreement	\$ 60,646	\$ 110,058	\$ 137,500	\$ 13,400	\$ 320,700	133%
Utilities	\$ 8,750	\$ 11,308	\$ 17,050	\$ 20,000	\$ 30,000	76%
Equipment Rent & Leases	\$ 4,509	\$ 2,837	\$ 5,500	\$ 4,400	\$ 6,000	9%
Repairs & Maint	\$ 1,633	\$ 217,525	\$ 24,750	\$ 225,000	\$ 903,000	3,548%
Capital Outlay	\$ 21,696,020	\$ 23,247,489	\$ 57,470,106	\$ 38,510,000	\$ 54,410,000	(5%)
Capital Outlay - Buildings	-	-	-	-	\$ 130,000	-
Capital Outlay - Mach & Equip	-	-	-	\$ 10,000	-	-
Capital Outlay - Infrastructure	\$ 1,105,818	\$ 707,834	\$ 14,125,106	\$ 5,000,000	\$ 830,000	(94%)
Capital Outlay - Infrastructure	\$ 1,673,586	\$ 10,880,956	\$ 16,050,000	\$ 6,500,000	\$ 4,250,000	(74%)
Capital Outlay - Land	\$ 15,000,000	\$ 700,158	-	-	-	-
Capital Outlay - Infrastructure	\$ 3,916,615	\$ 10,958,541	\$ 27,295,000	\$ 27,000,000	\$ 49,200,000	80%
Debt Service	-	-	-	\$ 72,240	-	-
Other Debt Issuance Costs	-	-	-	\$ 72,240	-	-
Transfers	-	\$ 160,034	-	-	-	-
Transfer to Parks& Rec CapProj	-	\$ 160,034	-	-	-	-
Total Expenditures	\$ 24,417,214	\$ 27,411,864	\$ 62,359,216	\$ 42,523,325	\$ 61,511,820	(1%)



Personnel Summary

The Public Works Department consists of professional, technical, and administrative staff responsible for managing Village infrastructure, maintenance activities, engineering functions, and capital projects. Staff oversee consultants and contractors, coordinate project planning and construction, monitor infrastructure conditions, and work with other governmental agencies and community partners on projects affecting the Village.

Summary of Goals

The Public Works Department's goals focus on maintaining safe and reliable infrastructure while strategically planning for the Village's long-term capital needs. Key goals include preserving and improving existing infrastructure, advancing priority transportation and stormwater projects, delivering capital projects efficiently and responsibly, improving infrastructure resiliency and safety, and coordinating investments with available financial resources and the Village's long-term priorities.



Capital Improvement Plan

The Village of Estero's Capital Improvement Program (CIP) provides a comprehensive framework for planning, funding, and implementing major investments in infrastructure and community assets. The CIP identifies projects necessary to maintain and enhance transportation systems, recreational amenities, stormwater infrastructure, public facilities, utilities, technology, and other assets that support the long-term needs of the Estero community.

Capital planning is integrated with the Village's annual budget process and long-term financial planning. Projects are evaluated based on community needs, Village Council priorities, project readiness, available funding, and anticipated financial impacts. The program is reviewed annually and may be adjusted as project costs, schedules, priorities, and available resources change.

The following section presents the Village's capital planning framework, FY2027 capital program, multi-year capital plan, project classifications, funding considerations, and detailed information regarding individual capital projects.

Capital Budgeting Process

The Village of Estero's capital budgeting process provides a framework for identifying, evaluating, prioritizing, and funding investments in infrastructure, facilities, and other long-term community assets. Capital planning is coordinated with the annual budget process to ensure proposed projects are aligned with Village Council priorities, available financial resources, and the Village's long-term needs.

Potential capital projects are evaluated based on factors such as community need, public safety, infrastructure condition, project readiness, regulatory requirements, available funding, and anticipated operating and maintenance impacts. Projects may also be evaluated for opportunities to leverage grants, impact fees, intergovernmental revenues, or other restricted funding sources.

As part of the annual budget process, proposed capital expenditures are reviewed in consideration of both current and projected financial resources. Project timing and funding may be adjusted when necessary to maintain adequate cash balances and preserve the Village's overall financial position. As a result, previously identified projects may be accelerated, deferred, reduced in scope, or rescheduled as financial conditions and community priorities change.

The resulting Capital Improvement Program provides a multi-year framework for implementing priority investments while recognizing that future-year projects remain subject to available funding, changing conditions, and subsequent budget approval. The first year of the capital plan is incorporated into the annual budget, while future years provide a planning framework for anticipated capital needs.

Identify Needs ⇒ Evaluate Projects ⇒ Prioritize ⇒ Identify Funding ⇒ Council Review & Budget Adoption ⇒ Project Implementation & Monitoring



Definitions and Criteria for Capital Projects

A capital project represents a significant investment in the acquisition, construction, improvement, rehabilitation, or replacement of infrastructure, facilities, land, equipment, or other assets that provide benefits extending beyond a single fiscal year. Capital projects are distinguished from routine operating expenditures by their long-term nature, cost, and contribution to the Village's infrastructure and service delivery.

Capital projects may include the construction or improvement of roadways, sidewalks and multimodal facilities, stormwater infrastructure, parks and public facilities, land acquisition, major equipment or technology investments, and significant rehabilitation or replacement of existing Village assets.

In determining whether an expenditure should be included in the Capital Improvement Program, the Village considers the anticipated useful life and total cost of the investment, the nature and scope of the work, and whether the expenditure creates a new asset or significantly extends the useful life, capacity, efficiency, or functionality of an existing asset. Routine repairs, maintenance, and recurring operating expenditures are generally accounted for within the operating budget rather than the capital program.

Capital projects may be funded through a variety of sources depending on the nature and eligibility of the project, including general revenues, impact fees, grants, intergovernmental revenues, dedicated or restricted revenues, and other available resources. The use of each funding source is evaluated to ensure consistency with applicable legal, regulatory, and Village requirements.



Project Ranking and Prioritization Process

Capital projects are evaluated and prioritized as part of the Village's annual capital planning and budget development process. The prioritization process is intended to direct available resources toward projects that address the Village's most important infrastructure needs, support Village Council priorities, and provide long-term benefits to the community.

Projects are considered based on factors such as public health and safety, infrastructure condition and preservation needs, regulatory or contractual requirements, consistency with adopted plans and strategic priorities, project readiness, available funding, and the potential impact of delaying the project. Consideration is also given to opportunities to leverage grants, impact fees, intergovernmental funding, and other restricted resources.

Because capital needs may exceed the financial resources available in a given year, project priority is considered together with affordability and anticipated cash flow. Higher-priority projects may be scheduled for earlier implementation, while other projects may be phased out, reduced in scope, deferred to a future year, or reevaluated as funding becomes available.

Capital priorities are reviewed during each annual budget cycle to account for changing infrastructure needs, updated project costs, available revenues, project progress, and Village Council direction. This ongoing review allows the Capital Improvement Program to remain responsive to community needs while maintaining the Village's commitment to responsible financial management.



Basis for Capital Revenue and Expenditures Estimates

Capital revenue estimates are developed using the Village's available and anticipated financial resources, including existing cash balances, impact fees, intergovernmental revenues, grants, and other legally available funding sources. Estimates consider historical collections, current revenue trends, known funding commitments, applicable restrictions on the use of revenues, and reasonable expectations regarding the timing and availability of future resources.

Capital expenditure estimates are developed based on the anticipated cost and timing of individual projects. Estimates may incorporate engineering and design costs, construction estimates, contractual obligations, land or right-of-way acquisition, equipment, project management, contingencies, and other costs necessary to complete a project. Cost estimates are refined as projects advance through planning, design, procurement, and construction and as more detailed information becomes available.

The Village evaluates proposed capital expenditures in relation to available funding and projected cash flows to ensure that the timing of capital investments remains financially sustainable. When anticipated resources are insufficient to support all planned projects within the originally contemplated timeframe, projects may be deferred, reduced in scope, rescheduled, or otherwise modified to align the capital program with available resources.

Since the Capital Improvement Program extends beyond the annual budget period, estimates for future years represent a financial planning framework and are subject to change. Capital revenue and expenditure estimates are reviewed and updated through the annual budget process to reflect current project costs, funding availability, implementation schedules, and Village priorities.

The Village of Estero's Capital Improvement Program organizes projects into categories based on the nature and purpose of each capital investment. These project types provide a consistent framework for planning and presenting improvements to transportation infrastructure, recreational amenities, stormwater systems, utilities, public facilities, and other community assets.

Roadway Improvements

Projects involving the construction, reconstruction, widening, rehabilitation, or enhancement of roadways and related infrastructure to improve mobility, safety, capacity, and connectivity throughout the Village.

Intersection Improvements

Projects focused on improving the safety, capacity, and operation of intersections through roadway modifications, traffic-control improvements, signals, roundabouts, and other related infrastructure.

Bike-Pedestrian Improvements

Projects that expand and enhance the Village's bicycle and pedestrian network, including sidewalks, shared-use paths, bicycle facilities, pedestrian connections, and associated safety improvements.

Landscaping Improvements

Capital investments that enhance the appearance and functionality of public rights-of-way and other Village areas through landscaping, monument signage, irrigation or reuse infrastructure, and related improvements.

Parks & Recreation

Projects involving the development, improvement, expansion, and enhancement of parks, recreational facilities, public amenities, and other recreational assets serving the Estero community.

Stormwater Improvements

Projects designed to improve drainage, stormwater management, flood protection, water quality, and the capacity and long-term performance of the Village's stormwater infrastructure.

Utility Improvements

Projects involving utility infrastructure and utility-related improvements, including planning, design, permitting, construction, and other investments associated with utility expansion or enhancement.

Building Facilities

Projects involving the acquisition, construction, expansion, renovation, or improvement of buildings and facilities used to support Village operations and community services.

Land Acquisition

The acquisition of land or interests in property to support future transportation, recreation, conservation, public facility, infrastructure, or other Village purposes.

Information Technology

Capital investments in technology systems, software, and related infrastructure that support Village operations and the delivery of municipal services.



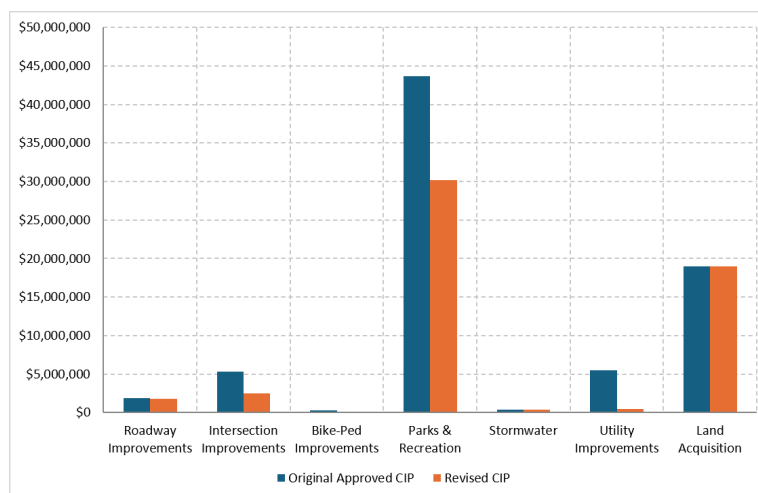
One Year Plan

The Fiscal Year 2026-2027 Capital Improvement Plan was revised to align planned capital expenditures with available financial resources and anticipated cash flow. The revised plan totals \$54.28 million, a reduction of \$21.64 million, or approximately 28.5%, from the originally approved \$75.92 million program.

The most significant adjustments occurred within Parks & Recreation, Utility Improvements, and Intersection Improvements, where project scopes and timing were modified or expenditures were deferred. Roadway Improvements were also reduced, while planned funding for Stormwater and Land Acquisition remained unchanged. These revisions allow the Village to continue advancing priority capital investments while maintaining a financially sustainable level of capital spending.

FY 2026-27 UPDATED CAPITAL IMPROVEMENT PROGRAM

Project Type	Original Approved CIP	Revised CIP	Change	% Change
Roadway Improvements	\$1,840,000	\$1,750,000	(\$90,000)	-4.9%
Intersection Improvements	\$5,300,000	\$2,500,000	(\$2,800,000)	-52.8%
Bike-Ped Improvements	\$300,000	\$0	(\$300,000)	-100.0%
Parks & Recreation	\$43,630,000	\$30,200,000	(\$13,430,000)	-30.8%
Stormwater	\$350,000	\$350,000	\$0	0.0%
Utility Improvements	\$5,500,000	\$480,000	(\$5,020,000)	-91.3%
Land Acquisition	\$19,000,000	\$19,000,000	\$0	0.0%
TOTAL	\$75,920,000	\$54,280,000	(\$21,640,000)	-28.5%



Multi-Year Capital Improvement Plan

The Village of Estero's Multi-Year Capital Improvement Plan provides a long-term framework for identifying, scheduling, and funding capital investments beyond the current fiscal year. The plan allows the Village to anticipate future infrastructure and community needs, coordinate the timing of major projects, and evaluate the financial resources necessary to support those investments over time.

Projects included in future years reflect current estimates of anticipated needs, costs, implementation schedules, and available funding. The timing and scope of these projects may change as priorities evolve, project designs are refined, funding opportunities become available, and financial conditions change. Inclusion of a project in the multi-year plan therefore represents the Village's current planning strategy and does not constitute a commitment to expend funds in a future fiscal year.

The plan is reviewed and updated annually as part of the budget process. This ongoing evaluation allows the Village to balance long-term capital needs with projected revenues and available cash while maintaining financial sustainability. Projects may be advanced, deferred, phased, reduced in scope, or otherwise modified as conditions warrant, ensuring that the capital program remains responsive to Village Council priorities and the needs of the Estero community.

MULTI-YEAR CAPITAL IMPROVEMENT PLAN BY PROJECT TYPE					
Project Type	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Total
Roadway Improvements	\$1,750,000	\$0	\$0	\$0	\$1,750,000
Intersection Improvements	\$2,500,000	\$0	\$0	\$0	\$2,500,000
Bike-Pedestrian Improvements	\$0	\$1,389,900	\$0	\$0	\$1,389,900
Landscaping Improvements	\$0	\$2,800,000	\$0	\$0	\$2,800,000
Parks & Recreation	\$30,200,000	\$4,125,000	\$8,955,000	\$5,635,000	\$48,915,000
Stormwater Improvements	\$350,000	\$14,650,000	\$0	\$0	\$15,000,000
Utility Improvements	\$480,000	\$0	\$0	\$0	\$480,000
Building Facilities	\$0	\$0	\$0	\$0	\$0
Land Acquisition	\$19,000,000	\$0	\$0	\$0	\$19,000,000
Information Technology	\$0	\$0	\$0	\$0	\$0
TOTAL	\$54,280,000	\$22,964,900	\$8,955,000	\$5,635,000	\$91,834,900



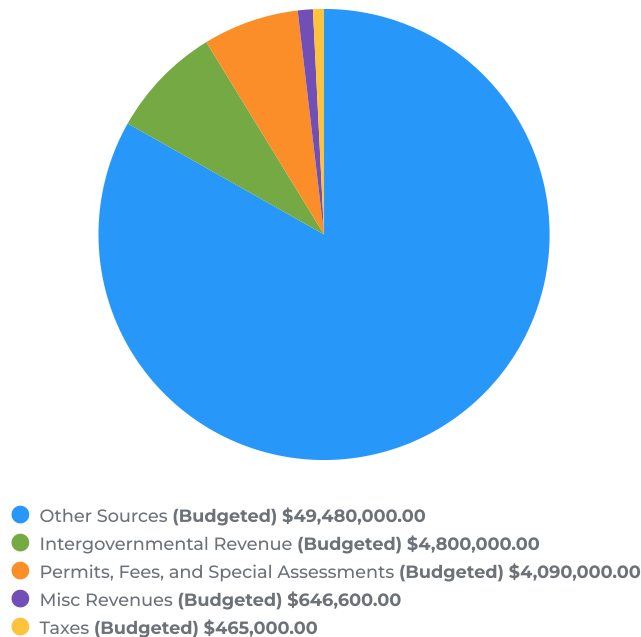
CIP Revenues

The Fiscal Year 2026-2027 budget includes approximately \$59.48 million in revenues and other financing sources within the Capital Projects Fund to support the Village's Capital Improvement Program. Funding for capital investments is provided through a combination of interfund transfers, impact fees, grants, dedicated transportation revenues, and investment earnings.

The largest funding source is approximately \$49.48 million in transfers from the General Fund. The Capital Projects Fund also includes approximately \$4.80 million in federal and state grant revenues, \$4.09 million in road and park impact fees, \$465,000 in Local Option Gas Tax revenues, and approximately \$646,600 in investment earnings.

The use of multiple funding sources allows the Village to match available resources with eligible capital projects while leveraging restricted and external revenues where appropriate. Impact fees and grant revenues are applied in accordance with applicable restrictions and project eligibility requirements.

FY27 Capital Projects Fund Revenues



CIP Expenditures

The Fiscal Year 2026-2027 Capital Improvement Program includes \$54.28 million in planned capital expenditures. Capital investments are concentrated in projects that support the Village's recreational amenities, land acquisition, transportation network, utility infrastructure, and stormwater systems.

The largest component of the FY2026-2027 capital program is Parks & Recreation, with approximately \$30.20 million in planned expenditures, followed by Land Acquisition at \$19.00 million. Together, these two categories represent approximately 91% of the total capital program. The remaining \$5.08 million supports roadway and intersection improvements, utility improvements, and stormwater infrastructure.

Project Type	FY2026-27 Expenditures	% of CIP
Parks & Recreation	\$30,200,000	55.64%
Land Acquisition	\$19,000,000	35.00%
Intersection Improvements	\$2,500,000	4.61%
Roadway Improvements	\$1,750,000	3.22%
Utility Improvements	\$480,000	0.88%
Stormwater Improvements	\$350,000	0.64%
Bike-Pedestrian Improvements	\$0	0.00%
Total	\$54,280,000	100.00%



Debt Overview

The Village has historically maintained a limited reliance on debt and evaluates the use of financing in conjunction with its long-range capital and financial planning processes.

For Fiscal Year 2026-2027, the budget includes \$62.0 million in anticipated debt proceeds to support planned capital investments. The Debt Service Fund includes \$2.962 million in budgeted expenditures, compared with \$920,000 in the FY2025-2026 Amended Budget. The \$920,000 debt payment is for a \$12.8 million Special Obligation Revenue Note, Series 2026, which closed on June 30, 2026.

The use of debt allows the Village to advance significant long-term capital investments while managing available cash resources and distributing the cost of long-lived assets over time. Debt obligations are evaluated in consideration of anticipated revenues, future debt service requirements, available reserves, and the Village's overall financial position.

Debt Summary	FY2026-27
Anticipated Debt Proceeds	\$62,000,000
Budgeted Debt Service	\$2,962,000

Budget Reference

The Appendix provides a consolidated reference of key financial and organizational information presented throughout the Fiscal Year 2026-2027 Tentative Budget. This summary provides readers with a convenient snapshot of the Village's overall financial plan, major budget decisions, and capital investment program.

Financial Summary

Budget Measure	FY2026-2027
Total Budgeted Revenues	\$145,430,200
Total Budgeted Expenditures	\$125,415,080
Operating Revenues	\$30,988,200
Operating Expenditures	\$15,731,080
Net Operating Impact	\$15,257,120
Anticipated Debt Proceeds	\$62,000,000
Budgeted Debt Service	\$2,962,000
Capital Improvement Program	\$54,280,000

Fund Structure

The Village's Fiscal Year 2026-2027 budget is organized among four governmental funds:

Major Governmental Funds

- General Fund
- Capital Projects Fund

Non-Major Governmental Funds

- Building Permit Fees Fund
- Debt Service Fund

The General Fund supports the Village's primary governmental operations, while the Capital Projects Fund accounts for resources dedicated to major capital investments. The Building Permit Fees Fund accounts for restricted building-related activities, and the Debt Service Fund accounts for resources used to meet the Village's debt obligations.



Capital Improvement Program

The revised Fiscal Year 2026-2027 Capital Improvement Program totals \$54.28 million, a reduction of approximately \$21.64 million, or 28.5%, from the originally approved \$75.92 million program. Project timing and scope were adjusted to align planned capital expenditures with available financial resources and anticipated cash flow.

Project Type	FY2026-2027
Parks & Recreation	\$30,200,000
Land Acquisition	\$19,000,000
Intersection Improvements	\$2,500,000
Roadway Improvements	\$1,750,000
Utility Improvements	\$480,000
Stormwater Improvements	\$350,000
Bike-Pedestrian Improvements	\$0
Total	\$54,280,000

The Village's multi-year capital plan identifies approximately \$91.83 million in planned capital investments through Fiscal Year 2029-2030. Future-year projects remain subject to annual review, available funding, project readiness, and Village Council priorities.

Key FY 2026-2027 Budget Changes

The Fiscal Year 2026-2027 budget reflects several significant financial and organizational changes, including:

- 3.53% cost-of-living adjustment (COLA) for Village employees.
- 10.2% increase in employee health insurance premiums.
- Addition of a Deputy Village Manager.
- Addition of an Assistant Village Manager/Assistant Community Development Director.
- Budgeted for a Public Information Officer position.
- Revised allocation of Village Clerk-related expenses, with 75% allocated to the Village Manager and 25% to the Village Clerk.
- An additional \$1,500,000 for landscape maintenance for the Sports Park Phase 1 and Corkscrew Road.
- \$62.0 million in anticipated debt proceeds to support planned capital investments.
- \$2.962 million in budgeted debt service expenditures.
- Revision of the FY2026-2027 CIP from \$75.92 million to \$54.28 million to align capital spending with available financial resources and anticipated cash flow.



Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the



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betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short-term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.



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Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.



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Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Financial Statements: Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.

Fiscal Year: The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GAAP: Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.



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General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as "personal services," "expenses," or "capital outlay."

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.



Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as



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directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.



THE VILLAGE OF ESTERO PROCLAMATION

WHEREAS, Dr. Lawrence Antonucci has devoted his career to improving the health, well-being, and quality of life of the residents of Southwest Florida through compassionate leadership and an unwavering commitment to healthcare excellence; and;

WHEREAS, during his tenure as President and Chief Executive Officer of Lee Health, Dr. Antonucci provided visionary leadership that strengthened one of the region's premier healthcare systems and enhanced access to exceptional medical care for residents throughout Lee County, including the Village of Estero; and

WHEREAS, under Dr. Antonucci's leadership, Lee Health expanded healthcare services, advanced medical innovation, supported healthcare workforce development, and invested in facilities and technologies that improved patient care and community health outcomes; and; and

WHEREAS, Dr. Antonucci's dedication to collaboration fostered strong partnerships among healthcare providers, local governments, educational institutions, businesses, and community organizations, creating a healthier and more resilient Southwest Florida region; and; and

WHEREAS, the residents of Estero have benefited greatly from his commitment to ensuring access to high-quality healthcare services and from his leadership in addressing the evolving healthcare needs of one of Florida's fastest-growing communities; and; and

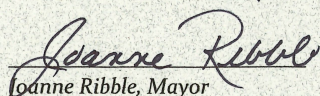
WHEREAS, throughout times of growth, challenge, and change, Dr. Antonucci consistently demonstrated professionalism, integrity, compassion, and a steadfast focus on serving patients, families, employees, and the broader community; and

WHEREAS, his legacy of service will continue to positively influence healthcare delivery and community well-being for years to come, leaving an enduring impact on the lives of countless individuals throughout Estero and Southwest Florida; and

WHEREAS, upon the occasion of his retirement, it is fitting that the Village of Estero recognizes his many achievements and expresses its sincere gratitude for his years of dedicated service to the community;

NOW, THEREFORE, I, Mayor Joanne Ribble of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes **DR. LAWRENCE ANTONUCCI** for his outstanding leadership, unwavering dedication to healthcare excellence, and lasting contributions to the residents of Estero, Lee County, and Southwest Florida, and extends its deepest appreciation and warmest wishes for a healthy, happy, and fulfilling retirement.

IN WITNESS THEREFORE, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day of 9th day of September 2026.


Joanne Ribble, Mayor



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**

July 2, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Deputy Village Manager Ryan Eggleston, Community Development Director Mary Gibbs, Public Work Director David Williams, Assistance 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 Ward

Seconded by: Councilmember Fayhee

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:
Abstentions:

3. PROCLAMATIONS

(a) Florida Everblades 2026 Kelly Cup

Accepting the Florida Everblades 2026 Kelly Cup Proclamation Mike Kelly/VP of Business Development and Broadcasting and Florida Everblades Assistant Coach Kyle Mountain

(b) Recognizing the 250th Anniversary of the Signing of the Declaration of Independence

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Terry Flannigan, Engage Estero

5. CONSENT AGENDA

(a) June 17, 2026 Village Council Meeting Minutes

(b) Financial Report for Month ended April 2026

(c) Financial Report for Month ended May 2026

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

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTIONS

(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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-12.

Motion by: Councilmember Hunt

Seconded by: Councilmember McLain

Action: Adopted Resolution No. 2026-12.

Vote: (Roll Call)

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

Nay:

Abstentions:

(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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Mary Gibbs, Community Development Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-13.

Motion by: Councilmember Lopez

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2026-13.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Ward and McLain

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-14.

Motion by: Councilmember Fayhee

Seconded by: Councilmember McLain

Action: Adopted Resolution No. 2026-14.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Hunt, McLain, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-15.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Hunt

Action: Adopted Resolution No. 2026-15.

Vote: (Roll Call)

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

Nay:

Abstentions:

(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 the Capital Projects Fund; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember McLain

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-16.

Motion by: Councilmember Lopez

Seconded by: Councilmember McLain

Action: Adopted Resolution No. 2026-16.

Vote: (Roll Call)

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

Nay:

Abstentions:

(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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Ward

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-17.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2026-17.

Vote: (Roll Call)

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

Nay:

Abstentions:

(g) 2026 Veterans Day Event Budget**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

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

Motion by: Councilmember Lopez

Seconded by: Councilmember Fayhee

Action: Approved budget of \$10,000 for 2026 event.

Vote: (Roll Call)

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

Nay:

Abstentions:

(h) Village Security System Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember Hunt, McLain, and Vice Mayor Zalucki

Public Comments

None

Motion: 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, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Motion by: Councilmember McLain

Seconded by: Councilmember Fayhee

Action: Approved 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, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

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

Public Comments

None

Motion: Motion to approve award of 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 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 Fayhee

Seconded by: Councilmember Lopez

Action: Approved award of 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 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, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

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

Public Comments

None

Motion: 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 and approve a \$10,000 contingency for additional services that may be required to complete the project.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Approved 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 and approve a \$10,000 contingency for additional services that may be required to complete the project.

Vote: (Roll Call)

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

Nay:

Abstentions:

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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

None

Public Comments

None

Motion: 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.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Lopez

Action: Adopted 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.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Vice Mayor Zalucki and Mayor Ribble.

10. VILLAGE ATTORNEY'S REPORT

None

11. VILLAGE MANAGER'S REPORT

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Adjourn Regular Session at 10:43 am and Convene at 10:43 am Workshop Items

12. WORKSHOP

(a) FY 2027 Proposed Budget Intro

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember Ward

Public Comments
None

13. ADJOURNMENT at 10:47 am

Motion by Councilmember Ward

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
September 9, 2026

Agenda Item:

Financial Report for the month ended June 30, 2026.

Description:

This financial report provides budget to actual comparisons for the month ending June 30, 2026, which is the **ninth** month of the 2025-2026 fiscal year.

- *Ad valorem (real estate) taxes:* In June, the Village received 0.36%, or \$25,516 of the annual budgeted ad valorem taxes. Year-to-date collections total 99.66% of the budgeted amount.
- *General Fund: Revenue Sharing Sales Tax (62.8%), and State Revenue Sharing Fuel Tax (57.92)* began strong this fiscal year, Half-Cent Sales Tax (64.91%) totaled \$3,194,560 all received through June.
- *Expenditures:* At the end of June 2026, the General Fund has expended 76.22% of budgeted expenditures and the Building Fee Fund has expended 69.46% of budgeted expenditures.
- *Reserves / Fund Balances:* In March of 2024, Council adopted Ordinance 2024-01 detailing the reserves policy. The current fiscal year's reserve total is \$10,349,500. At the end of June, the Unassigned General Fund Fund Balance is negative, but I have found several corrections that need to be made to reimburse the General Fund for the funding of Capital Projects that were budgeted to be funded by impact fees. Additionally, the Village received \$12,817,800 in bond proceeds at the end of June that are transferred to the General Fund in July.

Action Requested: Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Britt Martin

Attachments:

1. Budget Report All Funds for the month ending June 2026
2. Fund Balance Report for the month ending June 2026



Village of Estero
Budget Report All Funds
For Month Ending June 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	25,515.80	7,134,931.74	7,159,200.00	24,268.26	99.66%
312410 Local Option Gas Tax-1-6 Cent	59,635.08	418,860.91	625,000.00	206,139.09	67.02%
315200 Local Communications Svcs Tax	88,170.47	745,977.47	1,125,000.00	379,022.53	66.31%
316000 Local Business Tax	282.80	6,621.83	25,000.00	18,378.17	26.49%
323100 Franchise Fees-Electric	234,634.04	1,916,763.66	2,950,000.00	1,033,236.34	64.98%
323400 Franchise Fees-Natural Gas	19,366.34	111,794.34	125,000.00	13,205.66	89.44%
323700 Franchise Fees-Solid Waste	0.00	93,098.93	137,500.00	44,401.07	67.71%
329500 ROW Permits	0.00	1,950.00	1,000.00	-950.00	195.00%
331500 Federal Grant - Econ Environ	804,458.88	1,070,101.51	0.00	-1,070,101.51	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	45.25	2,976.20	3,750.00	773.80	79.37%
335150 Rev Sharing-Alcohol Beverage Tx	0.00	35,475.66	31,250.00	-4,225.66	113.52%
335160 Rev Sharing-Sales Tax	66,314.82	533,772.59	850,000.00	316,227.41	62.80%
335180 Rev Sharing-1/2 Cent Sales Tax	323,677.72	2,547,847.17	3,925,000.00	1,377,152.83	64.91%
335430 Rev Sharing-Fuel Tax	13,969.46	112,940.59	195,000.00	82,059.41	57.92%
341300 Administrative Fee	2,812.62	130,168.06	150,000.00	19,831.94	86.78%
341301 Cost Recovery-Admin Charge	1,000.00	3,500.00	15,000.00	11,500.00	23.33%
341900 Dev & Zoning-Fixed Fees	15,250.00	142,650.00	52,500.00	-90,150.00	271.71%
341909 Dev & Zoning-Cost Recovery Fee	6,590.90	74,063.25	90,500.00	16,436.75	81.84%
342500 Code Comp & Contractor License	0.00	4,250.00	45,000.00	40,750.00	9.44%
359000 Fines & Forfeitures	3,022.51	30,056.39	250.00	-29,806.39	12022.56%
361100 Interest Income	35,001.30	467,156.95	650,000.00	182,843.05	71.87%
362000 Rents & Royalties	3,000.00	27,000.00	36,000.00	9,000.00	75.00%
369900 Miscellaneous Revenue	0.00	11,648.03	65,000.00	53,351.97	17.92%
Total for General Fund	1,702,747.99	16,445,881.20	18,409,450.00	1,963,568.80	89.33%
110-Building Fee Fund					
445-Building Dept					
322000 Building Permit Fees	151,969.99	1,597,375.89	1,782,140.00	184,764.11	89.63%
329501 Surcharge Fee Retained	0.00	4,051.76	3,150.00	-901.76	128.63%
341302 Convenience Fee	4,278.62	39,513.82	53,465.00	13,951.18	73.91%
361100 Interest Income	810.43	10,822.39	17,000.00	6,177.61	63.66%
Total for Building Fee Fund	157,059.04	1,651,763.86	1,855,755.00	203,991.14	89.01%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
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	54,250.00	2,575,918.00	4,589,310.00	2,013,392.00	56.13%
324320 Road Imp Fees-Commercial	0.00	997,763.22	1,111,335.00	113,571.78	89.78%
361100 Interest Income	27,540.77	367,773.33	400,000.00	32,226.67	91.94%
Total for Road Impact Fees	81,790.77	3,941,454.55	6,100,645.00	2,159,190.45	64.61%
353-Comm Park Contributions					
361100 Interest Income	165.83	2,214.50	3,000.00	785.50	73.82%
Total for Comm Park	165.83	2,214.50	3,000.00	785.50	73.82%
355-Park Impact Fees					
324610 Park Imp Fees-Residential	0.00	29,165.00	234,883.00	205,718.00	12.42%
324620 Park Imp Fee-Commercial	8,134.00	445,120.00	0.00	-445,120.00	0.00%
361100 Interest Income	931.74	12,442.28	40,000.00	27,557.72	31.11%
Total for Park Impact Fees	9,065.74	486,727.28	274,883.00	-211,844.28	177.07%
360-Physical Environment					
329000 Special Assessment Revenue	724,646.40	724,646.40	0.00	-724,646.40	0.00%
381001 Transfer from General Fund	574,888.28	3,843,043.92	6,045,000.00	2,201,956.08	63.57%
Total for Physical Environment	1,299,534.68	4,567,690.32	6,045,000.00	1,477,309.68	75.56%
365-Transportation					
334400 State Grant - Transportation	0.00	0.00	4,250,000.00	4,250,000.00	0.00%
381001 Transfer from General Fund	369,268.91	2,370,326.27	6,868,815.00	4,498,488.73	34.51%
381350 Transfer from Road Impact Fee	1,640,947.21	9,798,130.99	0.00	-9,798,130.99	0.00%
Total for Transportation	2,010,216.12	12,168,457.26	11,118,815.00	-1,049,642.26	109.44%
366-Gas Tax					
312420 Local Option Gas Tax 1-5 Cent	44,256.64	305,745.32	415,000.00	109,254.68	73.67%
361100 Interest Income	4,832.10	64,526.84	82,500.00	17,973.16	78.21%
Total for Gas Tax	49,088.74	370,272.16	497,500.00	127,227.84	74.43%
600-Parks & Recreation					
381001 Transfer from General Fund	1,532,721.35	14,622,560.53	11,681,290.00	-2,941,270.53	125.18%
381352 Transfer from RegParkImpactFee	539,417.05	1,719,349.60	0.00	-1,719,349.60	0.00%
384000 Debt Proceeds	12,817,800.00	12,817,800.00	0.00	-12,817,800.00	0.00%
Total for Parks & Recreation	2,072,138.40	16,341,910.13	11,681,290.00	-4,660,620.13	139.90%
Total for Capital Projects	18,339,800.28	50,696,526.20	35,721,133.00	-14,975,393.20	141.92%
Total for Revenue	20,199,607.31	68,794,171.26	56,906,338.00	-11,887,833.26	120.89%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
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 Physical Envriment	0.00	0.00	6,045,000.00	6,045,000.00	0.00%
581365 Transfer to Transportation	1,280,202.31	10,061,133.65	6,868,815.00	-3,192,318.65	146.48%
581600 Transfer to Parks& Rec CapProj	1,196,676.23	10,774,797.07	11,681,290.00	906,492.93	92.24%
Total for Non Divisional	2,476,878.54	20,835,930.72	25,515,105.00	4,679,174.28	81.66%
100-Village Council					
511000 Executive Salaries	10,356.43	93,207.87	124,280.00	31,072.13	75.00%
521000 FICA Taxes	792.29	7,130.61	9,530.00	2,399.39	74.82%
524000 Workers Compensation	2.98	136.21	1,170.00	1,033.79	11.64%
525000 Unemployment Compensation	107.05	1,216.35	2,200.00	983.65	55.29%
540000 Travel and Per Diem	0.00	1,032.34	25,000.00	23,967.66	4.13%
554000 Books Pub & Memberships	0.00	8,185.00	12,000.00	3,815.00	68.21%
555000 Training	440.18	590.18	2,500.00	1,909.82	23.61%
Total for Village Council	11,698.93	111,498.56	176,680.00	65,181.44	63.11%
101-Village Manager					
511000 Executive Salaries	20,925.90	198,730.59	397,090.00	198,359.41	50.05%
512000 Regular Salaries & Wages	14,032.48	133,261.23	46,970.00	-86,291.23	283.72%
513000 Other Salaries & Wages	665.38	6,271.11	8,600.00	2,328.89	72.92%
521000 FICA Taxes	2,772.22	22,503.30	34,640.00	12,136.70	64.96%
522000 Retirement Contributions	2,197.22	20,866.72	46,405.00	25,538.28	44.97%
523000 Group Health Insurance	13,629.96	71,071.46	89,985.00	18,913.54	78.98%
524000 Workers Compensation	12.81	604.79	4,035.00	3,430.21	14.99%
525000 Unemployment Compensation	45.49	517.11	935.00	417.89	55.31%
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	4,006.07	24,148.38	20,000.00	-4,148.38	120.74%
540000 Travel and Per Diem	0.00	1,595.59	15,000.00	13,404.41	10.64%
541000 Communication Services	6,576.00	29,453.98	40,000.00	10,546.02	73.63%
554000 Books Pub & Memberships	0.00	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	64,863.53	510,578.26	781,910.00	271,331.74	65.30%
110-Village Attorney					
531101 Legal Services	3,116.67	155,552.56	275,000.00	119,447.44	56.56%
531102 Land Use Legal Services	22,551.00	39,731.50	50,000.00	10,268.50	79.46%
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%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
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		25,667.67	195,284.06	375,000.00	179,715.94	52.08%
115-Village Clerk						
512000	Regular Salaries & Wages	3,621.52	34,388.00	190,970.00	156,582.00	18.01%
521000	FICA Taxes	277.06	2,630.81	14,650.00	12,019.19	17.96%
522000	Retirement Contributions	1,182.56	11,230.62	11,590.00	359.38	96.90%
523000	Group Health Insurance	0.00	0.00	24,870.00	24,870.00	0.00%
524000	Workers Compensation	1.19	50.64	1,715.00	1,664.36	2.95%
525000	Unemployment Compensation	42.57	471.23	875.00	403.77	53.85%
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		5,124.90	49,433.02	255,490.00	206,056.98	19.35%
130-Finance						
512000	Regular Salaries & Wages	29,468.49	288,352.96	406,370.00	118,017.04	70.96%
521000	FICA Taxes	2,058.44	20,371.25	31,100.00	10,728.75	65.50%
522000	Retirement Contributions	2,755.92	27,352.50	37,660.00	10,307.50	72.63%
523000	Group Health Insurance	13,574.97	73,026.20	85,470.00	12,443.80	85.44%
524000	Workers Compensation	8.94	423.74	5,440.00	5,016.26	7.79%
525000	Unemployment Compensation	63.98	725.73	1,315.00	589.27	55.19%
531000	Professional Services	0.00	1,900.00	10,500.00	8,600.00	18.10%
532000	Auditing Services	20,090.00	20,090.00	53,550.00	33,460.00	37.52%
540000	Travel and Per Diem	20.00	2,167.25	4,725.00	2,557.75	45.87%
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		68,040.74	434,619.63	640,330.00	205,710.37	67.87%
170-Information Technology						
531110	IT Contracted Services	12,674.99	97,765.93	250,000.00	152,234.07	39.11%
531111	Webmaster Srvs & Maintenance	2,008.22	16,511.13	100,000.00	83,488.87	16.51%
531112	Audio Visual Services	0.00	0.00	100,000.00	100,000.00	0.00%
552001	Software Licensing	12,045.13	157,403.98	200,000.00	42,596.02	78.70%
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		26,728.34	272,036.89	670,000.00	397,963.11	40.60%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
180-General Government					
531112 Audio Visual Services	1,515.00	10,755.00	31,500.00	20,745.00	34.14%
531113 Recruitment Services	7,259.70	21,421.65	20,000.00	-1,421.65	107.11%
531114 Lobbying Services	3,993.00	35,937.00	60,000.00	24,063.00	59.90%
534000 Misc Contracted Services	600.00	11,680.34	150,000.00	138,319.66	7.79%
540000 Travel and Per Diem	0.00	222.75	5,250.00	5,027.25	4.24%
541000 Communication Services	695.09	10,041.62	7,500.00	-2,541.62	133.89%
542000 Freight & Postage	747.00	3,189.22	5,000.00	1,810.78	63.78%
543000 Utilities	7,606.46	43,174.01	62,500.00	19,325.99	69.08%
544100 Building Lease	62,060.45	262,058.19	300,000.00	37,941.81	87.35%
544200 Equipment Rental & Leases	2,135.76	8,474.16	12,500.00	4,025.84	67.79%
545000 Insurance	0.00	253,476.14	250,000.00	-3,476.14	101.39%
546000 Repair & Maintenance Services	4,119.91	14,427.54	20,000.00	5,572.46	72.14%
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	10.00	0.00	-10.00	0.00%
549103 Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000 Office Supplies	1,531.36	5,807.75	15,000.00	9,192.25	38.72%
552000 Operating Supplies	3,064.56	6,550.43	25,000.00	18,449.57	26.20%
552005 Bank Charges	73.70	73.70	250.00	176.30	29.48%
554000 Books Pub & Memberships	133.56	549.21	2,000.00	1,450.79	27.46%
564000 Capital Outlay - Mach & Equip	0.00	45,003.64	0.00	-45,003.64	0.00%
Total for General Government	95,536.80	732,852.35	1,094,000.00	361,147.65	66.99%
201-Law Enforcement/Security					
534201 Lee Cty Law Enforcement	1,008.00	4,591.00	6,300.00	1,709.00	72.87%
534501 Lee Cty Animal Control Svcs	0.00	0.00	44,625.00	44,625.00	0.00%
Total for Law Enforcement/Security	1,008.00	4,591.00	50,925.00	46,334.00	9.02%
210-Code Compliance Services					
531115 Special Magistrate Svcs	200.00	200.00	7,725.00	7,525.00	2.59%
531201 Code Compliance Contract Svcs	19,086.03	149,165.34	20,600.00	-128,565.34	724.10%
549105 Other Chrges-Filing Fees	109.50	251.00	950.00	699.00	26.42%
Total for Code Compliance Services	19,395.53	149,616.34	29,275.00	-120,341.34	511.07%
299-Disaster Response					
531000 Professional Services	11,819.50	50,931.51	25,000.00	-25,931.51	203.73%
531116 Disaster Preparedness Services	859.00	859.00	10,000.00	9,141.00	8.59%
Total for Disaster Response	12,678.50	51,790.51	35,000.00	-16,790.51	147.97%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
360-Physical Environment						
531000	Professional Services	80,924.26	321,044.40	30,000.00	-291,044.40	1070.15%
531301	Water Level & Quality Monitor	13,720.75	145,955.02	200,000.00	54,044.98	72.98%
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	14,810.00	52,042.50	0.00	-52,042.50	0.00%
534306	Misc Construction Services	0.00	0.00	0.00	0.00	0.00%
546301	Stormwater Maint	55.17	55.17	100,000.00	99,944.83	0.06%
546000	Repair & Maintenance Services	0.00	0.00	50,000.00	50,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	5,000.00	10,000.00	5,000.00	50.00%
Total for Physical Environment		109,510.18	524,097.09	505,000.00	-19,097.09	103.78%
365-Transportation						
512000	Regular Salaries & Wages	27,525.90	260,737.52	376,450.00	115,712.48	69.26%
521000	FICA Taxes	2,021.80	19,299.68	28,820.00	9,520.32	66.97%
522000	Retirement Contributions	2,441.32	23,184.91	31,760.00	8,575.09	73.00%
523000	Group Health Insurance	12,225.98	63,750.59	77,780.00	14,029.41	81.96%
524000	Workers Compensation	171.05	8,056.30	11,400.00	3,343.70	70.67%
525000	Unemployment Compensation	53.52	604.70	1,100.00	495.30	54.97%
531000	Professional Services	32,500.00	74,063.92	0.00	-74,063.92	0.00%
531306	Traffic Counts	0.00	10,500.00	20,000.00	9,500.00	52.50%
534000	Misc Contracted Services	15,690.00	22,994.00	100,000.00	77,006.00	22.99%
534301	Street Sweeping Services	4,000.00	18,000.00	35,000.00	17,000.00	51.43%
534302	Right-of-Way Permit Review	2,615.00	9,740.88	20,000.00	10,259.12	48.70%
534304	Traffic Study	8,161.40	22,205.80	100,000.00	77,794.20	22.21%
534306	Misc Construction Services	11,283.25	73,357.62	100,000.00	26,642.38	73.36%
540000	Travel and Per Diem	0.00	78.68	7,500.00	7,421.32	1.05%
541000	Communication Services	45.54	340.26	1,000.00	659.74	34.03%
543000	Utilities	10,563.36	48,126.72	97,500.00	49,373.28	49.36%
544200	Equipment Rental & Leases	1,287.00	3,465.00	5,000.00	1,535.00	69.30%
545000	Insurance	0.00	14,533.86	15,000.00	466.14	96.89%
546000	Repair & Maintenance Services	0.00	25,047.37	0.00	-25,047.37	0.00%
546302	Bridge Maintenance	0.00	375.00	15,000.00	14,625.00	2.50%
546303	Guardrail Maintenance	7,725.00	7,725.00	0.00	-7,725.00	0.00%
546304	Irrigation Maintenance	56,190.00	191,008.78	82,500.00	-108,508.78	231.53%
546305	Landscape Maintenance	493,724.65	1,119,733.27	1,651,000.00	531,266.73	67.82%
546306	Mowing Maintenance	0.00	0.00	40,000.00	40,000.00	0.00%
546307	Ditch Maintenance	53,340.08	53,440.08	175,000.00	121,559.92	30.54%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546309	Street Light Maintenance	20,415.00	88,894.81	92,500.00	3,605.19	96.10%
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	1,457.40	26,901.48	550,000.00	523,098.52	4.89%
552000	Operating Supplies	1,792.51	5,544.53	6,000.00	455.47	92.41%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
555000	Training	604.00	679.00	2,000.00	1,321.00	33.95%
Total for Transportation		765,833.76	2,218,182.76	3,869,310.00	1,651,127.24	57.33%
439-Development Services						
512000	Regular Salaries & Wages	22,763.46	190,389.47	596,290.00	405,900.53	31.93%
521000	FICA Taxes	1,741.40	14,922.27	45,650.00	30,727.73	32.69%
522000	Retirement Contributions	1,760.14	19,655.59	47,460.00	27,804.41	41.42%
523000	Group Health Insurance	4,153.44	24,607.90	68,440.00	43,832.10	35.96%
524000	Workers Compensation	101.03	4,761.32	8,410.00	3,648.68	56.61%
525000	Unemployment Compensation	88.79	989.29	1,575.00	585.71	62.81%
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	26,379.00	144,437.10	200,000.00	55,562.90	72.22%
540000	Travel and Per Diem	0.00	0.00	3,500.00	3,500.00	0.00%
548000	Legal Notices	181.14	3,918.44	6,500.00	2,581.56	60.28%
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		57,168.40	411,570.16	1,044,075.00	632,504.84	39.42%
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	9,540.90	72,326.70	7,500.00	-64,826.70	964.36%
549104	Planning & Zoning-Fixed Fee	36,506.40	283,736.23	315,000.00	31,263.77	90.07%
Total for Planning, Zoning, Dev Review		46,047.30	371,290.35	388,250.00	16,959.65	95.63%
601-Parks Master Plan						
531000	Professional Services	30,960.84	287,053.61	330,000.00	42,946.39	86.99%
534601	YMCA Operating Agreement	475.00	7,825.00	137,500.00	129,675.00	5.69%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
543000	Utilities	2,078.47	12,651.51	17,050.00	4,398.49	74.20%
544200	Equipment Rental & Leases	1,556.62	2,549.34	5,500.00	2,950.66	46.35%
546000	Repair & Maintenance Services	32,416.24	207,024.47	24,750.00	-182,274.47	836.46%
564000	Capital Outlay - Mach & Equip	0.00	7,956.00	0.00	-7,956.00	0.00%
Total for Parks Master Plan		67,487.17	525,059.93	514,800.00	-10,259.93	101.99%
Total for General Fund		3,853,668.29	27,398,431.63	35,945,150.00	8,546,718.37	76.22%
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	539.14	4,091.05	6,450.00	2,358.95	63.43%
531401	Building Service Contract	165,598.07	1,340,652.66	1,900,000.00	559,347.34	70.56%
541000	Communication Services	148.07	1,241.41	2,000.00	758.59	62.07%
542000	Freight & Postage	153.00	635.24	1,000.00	364.76	63.52%
543000	Utilities	1,406.83	7,878.51	12,500.00	4,621.49	63.03%
544100	Building Lease	12,711.18	53,674.59	66,950.00	13,275.41	80.17%
544200	Equipment Rental & Leases	1,349.79	5,366.30	12,500.00	7,133.70	42.93%
546000	Repair & Maintenance Services	392.85	1,834.27	4,000.00	2,165.73	45.86%
551000	Office Supplies	462.63	934.58	4,000.00	3,065.42	23.36%
552000	Operating Supplies	0.00	158.25	5,000.00	4,841.75	3.17%
552001	Software Licensing	1,275.00	10,200.00	0.00	-10,200.00	0.00%
552009	Credit Card Fees	4,430.62	44,487.60	53,465.00	8,977.40	83.21%
568000	Capital Outlay - Intangibles	0.00	0.00	0.00	0.00	0.00%
Total for Building Fee Fund		188,467.18	1,471,154.46	2,117,865.00	646,710.54	69.46%
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	1,640,947.21	9,798,130.99	0.00	-9,798,130.99	0.00%
581600	Transfer to Parks&Rec CapProj	0.00	0.00	0.00	0.00	0.00%
Total for Road Impact Fees		1,640,947.21	9,798,130.99	0.00	-9,798,130.99	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						
581600	Transfer to Parks&Rec CapProj	539,417.05	1,719,349.60	0.00	-1,719,349.60	0.00%
Total for Park Impact Fees		539,417.05	1,719,349.60	0.00	-1,719,349.60	0.00%



Village of Estero
Budget Report All Funds
For Month Ending June 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
360-Physical Environment						
563000	Capital Outlay - Infrastructure	574,888.28	3,843,043.92	14,125,106.00	10,282,062.08	27.21%
Total for Physical Environment		574,888.28	3,843,043.92	14,125,106.00	10,282,062.08	27.21%
365-Transportation						
563000	Capital Outlay - Infrastructure	455,425.16	5,476,712.92	16,050,000.00	10,573,287.08	34.12%
Total for Transportation		455,425.16	5,476,712.92	16,050,000.00	10,573,287.08	34.12%
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
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 - Infrastructure	3,628,564.21	23,035,289.32	27,295,000.00	4,259,710.68	84.39%
573000	Other Debt Issuance Costs	19,226.70	19,226.70	0.00	-19,226.70	0.00%
Total for Parks & Recreation		3,647,790.91	23,054,516.02	27,295,000.00	4,240,483.98	84.46%
Total for Capital Projects		6,858,468.61	43,891,753.45	57,470,106.00	13,578,352.55	76.37%
Total for Expense		10,900,604.08	72,761,339.54	96,453,121.00	23,691,781.46	75.44%
Net Revenue / Expense		31,100,211.39	141,555,510.80	153,359,459.00	11,803,948.20	92.30%



Village of Estero
Fund Balance Report
For the Month Ending June 2026

General Fund:

Comitted for Reserves:

Emergency Reserve	\$ 5,215,000
Operating Reserve	2,086,000
Litigation Defense Reserve	750,000
Major Road Maintenance Reserve	<u>2,298,500</u>
Total General Fund Reserves	10,349,500
Unassigned General Fund Balance	<u>(671,807)</u>
Total General Fund - Fund Balance	9,677,693

Building Fee Fund - Fund Balance

177,092

Capital Projects Fund:

Road Impact Fees	12,587,212
Comm Park Contributions	115,152
Park Impact Fees	(707,533)
Utilities & Stormwater	740,147
Transportation	8,499,756
Gas Tax	3,625,267
Parks & Rec Projects	<u>5,741,138</u>

Total Capital Projects Fund - Fund Balance

30,601,139

All Funds - Fund Balance

\$ 40,455,924

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Resolution No. 2026-20

Adopt Resolution No. 2026-20 authorizing the Village Manager or Designee to execute Community Development Block Grant- Disaster Recovery (CDBG-DR) contracts, contract amendments, and related program documentation.

Background:

It is critical to establish more than one signature authority for CDBG-DR documents to enhance accountability and facilitate the timely execution of documentation. This process helps streamline operations and promotes responsible oversight of the grant.

Description:

Adding signature authority for both the Village Manager and a Designee for CDBG-DR documentation approval. This dual authority structure allows for timely decision making and continuity in leadership during absences.

Action Requested:

Adopt Resolution No. 2026-20 authorizing the Village Manager or Designee to execute Community Development Block Grant- Disaster Recovery (CDBG-DR) contracts, contract amendments, and related program documentation.

Process and Timeline:

Upon execution

Financial Impact:

No financial impact

Prepared by: Steve Gillette

Attachments:

1. Resolution No. 2026-20

RESOLUTION NO. 2026-20**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AUTHORIZING THE VILLAGE MANAGER OR DESIGNEE TO EXECUTE COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) CONTRACTS, CONTRACT AMENDMENTS, AND RELATED PROGRAM DOCUMENTATION; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) directly awarded Lee County \$1,107,881,000 in funding to support long-term recovery efforts following Hurricane Ian; and

WHEREAS, these Community Development Block Grant-Disaster Recovery (CDBG-DR) funds are being administered by Lee County government; and

WHEREAS, the Village of Estero has examined the purposes for which the CDBG-DR funds may be used, which purposes include necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, mitigation, and planning; and

WHEREAS, the Village Council desires to authorize designated officials to execute grant agreements, contracts, contract amendments, certification, and other documents necessary to administer CDBG-DR funding on behalf of the Village.

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

1. The Village Council authorizes the Village's participation in Community Development Block Grant- Disaster Recovery (CDBG-DR) grant funded activities and the execution of all grant agreements, contracts, contract amendments, certifications, assurances, reimbursement requests, closeout documents, and other documents necessary to obtain, administer, amend, and close out CDBG-DR funding.
2. The Village Council designates the Village Manager, or in the Village Manager's absence a designee, as the Village's authorized representative with full authority to execute CDBG-DR grant agreements, contracts, contract amendments, certifications, assurances, reimbursement requests, closeout documents, and any other related program documentation required by HUD, Lee County, the State of Florida, or other applicable funding agencies.
3. The Village Manager, or Designee is authorized to execute any additional documents necessary to carry out the administration and closeout of CDBG-DR

funded activities, provided such actions are consistent with applicable federal, state, county, and Village requirements.

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 9th day of September 2026.

Joanne Ribble Mayor

Attest:

Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Resolution No. 2026-21 authorizing exercise of eminent domain to allow Williams Road roundabout project.

Motion to adopt Resolution No. 2026-21.

Background:

The power of eminent domain is the right of a government or its agent to expropriate private property for public use, with payment of just compensation. Section 6 of Article X of the Florida Constitution provides, in relevant part:

no private property shall be taken except for a public purpose and with full compensation therefor paid to each owner or secured by deposit in the registry of the court and available to the owner.

Eminent domain in Florida is governed by Florida Statutes Chapter 73 (Eminent Domain), and Chapter 74 (Proceedings Supplemental to Eminent Domain). Chapter 73 governs the traditional method of eminent domain (where ownership in property is not acquired until the trial), while Chapter 73 (known commonly as “quick take”) permits acquisition of the land at the beginning of a case, leaving only compensation to be determined by the court at a later date.

Florida Statutes § 166.401(1) provides that eminent domain may be used either to acquire absolute fee simple title to property, or some lesser right or estate in property such as an easement. Florida Statutes § 166.401(3) provides that a local governing body of a municipality may not exercise its power of eminent domain unless the governing body adopts a resolution authorizing the acquisition of the property by eminent domain for the municipal use or purpose designated in such resolution.

The Village of Estero has designed and has the financial resources to construct certain road improvements along Williams Road west of U.S. 41 (the “Project”) to resolve traffic flow and traffic safety issues which have long plagued this portion of Williams Road and the intersection with Atlantic Gulf Boulevard.

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While the Village has been able to design the majority of the Project within existing public property or rights of way, it has been unable to design the necessary roundabout element of the Project without the need to acquire private property. The Village has explored acquisition of land to the north of Williams Road but that land was developed with federal funds and eminent domain would not fully resolve the legal issues which would arise should a portion of that land be taken.

The Village has therefore determined that 12,229 square feet (0.281 acres, more or less) of land to the south of Williams Road (depicted in the Exhibit to the Resolution and referred to herein as the "Property"), currently owned by the Fountain Lakes Community Association, Inc. (the "Owner"), must be acquired. While the Village's communications with the Owner have been cooperative, the Owner's governing documents appear to limit the board of director's ability to willingly convey common area land absent a vote of all members unless in resolution of an eminent domain proceeding.

The Village's professional engineering staff have considered the availability of an alternate route, designs, costs, environmental factors, long-range area planning, and safety considerations related to the placement of the Project and the need for acquisition of the Property. While staff considered alternatives which would not create the need for acquisition of the Property, since the Project has been designed to provide for adequate safe travel of both cars and larger trucks, and resolution of the safety issues requires use of a roundabout installation, alternatives are not realistic without compromising the integrity of the Project and decreasing the safety and effective traffic flow sought by the Project.

Staff therefore recommends approval of the Resolution so as to provide authorization to obtain the Property by eminent domain, while working with the owner as cooperatively as possible given the constraints of its governing documents.

Action Requested:

Motion to adopt Resolution No. 2026-21.

Process and Timeline:

If approved by Council, Village staff will continue to coordinate with the owner as the Village Attorney proceeds with the steps necessary to file an eminent domain suit and obtain the Property.

Financial Impact:

Cost for attorney time and filing fees; costs related to land acquisition staff to provide expert testimony; fees and costs incurred by Owner in defending the eminent domain suit (all of which are undetermined and will depend on how early in the case the Parties are able to come to agreement).

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Resolution No. 2026-21

RESOLUTION NO. 2026-21

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AUTHORIZING THE USE OF EMINENT DOMAIN FOR THE ACQUISITION OF CERTAIN REAL PROPERTY OF FOUNTAIN LAKES TO FACILITATE THE CONSTRUCTION OF THE WILLIAMS ROAD ROUNDABOUT PROJECT; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, eminent domain is the right of a government or its agent to expropriate private property for public use, with payment of just compensation; and

WHEREAS, § 6 of Article X of the Florida Constitution provides, in relevant part, that “no private property shall be taken except for a public purpose and with full compensation therefor paid to each owner or secured by deposit in the registry of the court and available to the owner”; and

WHEREAS, eminent domain in Florida is governed by Florida Statutes Chapter 73 (Eminent Domain), and Chapter 74 (Proceedings Supplemental to Eminent Domain); and

WHEREAS, Chapter 73 governs the traditional method of eminent domain (where ownership in property is not acquired until the trial), while Chapter 73 (known commonly as “quick take”) permits acquisition of the land at the beginning of a case, leaving only compensation to be determined by the court at a later date; and

WHEREAS, Florida Statutes § 166.401(1) provides that eminent domain may be used either to acquire absolute fee simple title to property, or some lesser right or estate in property (such as an easement); and

WHEREAS, Florida Statutes § 166.401(3) provides that a local governing body of a municipality may not exercise its power of eminent domain unless the governing body adopts a resolution authorizing the acquisition of the property by eminent domain for the municipal use or purpose designated in such resolution; and

WHEREAS, the Village of Estero has designed and has the financial resources to construct certain road improvements along Williams Road west of U.S. 41 (the “Project”) to resolve traffic flow and traffic safety issues which have long plagued this portion of Williams Road and the intersection with Atlantic Gulf Boulevard; and

WHEREAS, while the Village has been able to design the majority of the Project within existing public property or rights of way, it has been unable to design the necessary roundabout element of the Project without the need to acquire private property; and

WHEREAS, the Village has explored acquisition of land to the north of Williams Road but that land was developed with federal funds and eminent domain would not fully resolve the legal issues which would arise should a portion of that land be taken; and

WHEREAS, the Village has therefore determined that 12,229 square feet (0.281 acres, more or less) of land to the south of Williams Road (depicted in **Exhibit “A”** attached to and incorporated into this Resolution and referred to herein as the “Property”), currently owned by the Fountain Lakes Community Association, Inc. (the “Owner”), must be acquired; and

WHEREAS, while the Village’s communications with the Owner have been cooperative, the Owner’s governing documents limit the board of director’s ability to willingly convey common area land absent a vote of all members unless in resolution of an eminent domain proceeding; and

WHEREAS, the Village’s professional engineering staff have considered the availability of an alternate route, designs, costs, environmental factors, long-range area planning, and safety considerations related to the placement of the Project and the need for acquisition of the Property; and

WHEREAS, while staff considered alternatives which would not create the need for acquisition of the Property, since the Project has been designed to provide for adequate safe travel of both cars and larger trucks, and resolution of the safety issues requires use of a roundabout installation, alternatives are not realistic without compromising the integrity of the Project and decreasing the safety and effective traffic flow sought by the Project; and

WHEREAS, in light of the foregoing facts, and pursuant to the foregoing authorities, the Village Council finds that adoption of this Resolution is in the Village’s best interests.

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

1. The Village Attorney is authorized to institute eminent domain to acquire the Property depicted in **Exhibit “A”** from the Owner where the Village and Property Owner are unable to mutually agree on terms of a voluntary sale after adoption of this Resolution but prior to filing of the eminent domain action.
2. This authorization is for the acquisition of the Property in fee.
3. The Village Manager and Village Attorney are authorized to conduct the mandatory pre-suit negotiation required by Florida Statutes § 73.015 prior to the institution of an eminent domain proceeding pursuant to this Resolution.
4. The Village Attorney is authorized to use the statutory procedures available to the Village which the Village Manager determines are in the Village’s best interests, taking into account logistical and financial considerations.

5. Prior to the filing of the eminent domain action, the Village Manager or his designee shall provide notice of the action to the Florida Department of Environmental Protection as required by Florida Statutes § 373.023(3).
6. The Village Clerk shall work with the Village Attorney to ensure the notice of the condemnation will be placed in a newspaper published in Lee County as required by Florida Statutes § 73.031(2) or § 74.041(2).

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 9th day of September, 2026.

Joanne Ribble, Mayor

Attest:

Carol Sacco, Village Clerk



E.F. Gaines Surveying Services, Inc.
8481 Yorkshire Lane
Fort Myers, Florida 33919
239-822-4565 EFGaines.com

A

LEGAL DESCRIPTION
WILLIAMS ROAD & ATLANTIC GULF BLVD INTERSECTION IMPROVEMENTS
R/W PARCEL C

All that part of the northwest one-quarter (NW 1/4) of Section 4, Township 47 South, Range 25 East, Lee County Florida being more particularly described as follows:

COMMENCING at the south quarter corner of said Section 4, Township 47 South, Range 25 East, Lee County, Florida;
thence S.01°22'06"E., a distance of 30.00 feet to the south right-of-way line of Williams Road;
thence along said south right-of-way line S.88°33'43"W., a distance of 240.57 feet to the northeast corner of those lands described in Official Record Book 2472, Page 1646, Public Records of Lee County, Florida and the **POINT OF BEGINNING** of the Parcel herein described;
thence along the east line of said described lands S.04°51'48"W., a distance of 18.01 feet to a point on a curve;
thence southwesterly, a distance of 67.03 feet along the arc of a non-tangential curve to the left, having a radius of 148.00 feet, through a central angle of 25°56'55" and being subtended by a chord which bears S.55°53'34"W. for a distance of 66.46 feet; thence southwesterly, westerly and northwesterly, a distance of 121.67 feet along the arc of a reverse curve to the right, having a radius of 76.00 feet, through a central angle of 91°43'27" and being subtended by a chord which bears S.88°46'50"W. for a distance of 109.09 feet; thence northwesterly, a distance of 101.44 feet along the arc of a reverse curve to the left, having a radius of 150.00 feet, through a central angle of 38°44'56" and being subtended by a chord which bears N.64°43'55"W. for a distance of 99.52 feet; thence westerly, a distance of 72.43 feet along the arc of a compound curve to the left, having a radius of 566.00 feet, through a central angle 7°19'54" and being subtended by a chord which bears N.87°46'20"W. for a distance of 72.38 feet; thence S.88°33'43"W., a distance of 51.34 feet to the west line of the aforesaid described lands; thence along the west line of said described lands N.08°50'53"W., a distance of 4.03 feet to the said south right-of-way line of Williams Road; thence along said south right-of-way line N.88°33'43"E., a distance of 380.00 feet to the **POINT OF BEGINNING** of the herein described Parcel;

Containing 12,229 square feet or 0.281 acres, more or less.

Bearings are based on the north line of the northwest one-quarter (NW 1/4) of Section 4, Township 47 South, Range 25 East, Lee County, Florida being S.88°33'43"W.

Prepared by:

E.F. Gaines Surveying Services, Inc.
Florida License No. LB 7165

Elizabeth F. Gaines, PSM

Elizabeth F. Gaines, PSM
Florida License No. LS 4576

Sketch: EFG Drawing No. 0858-006
Rev. 6/19/2026

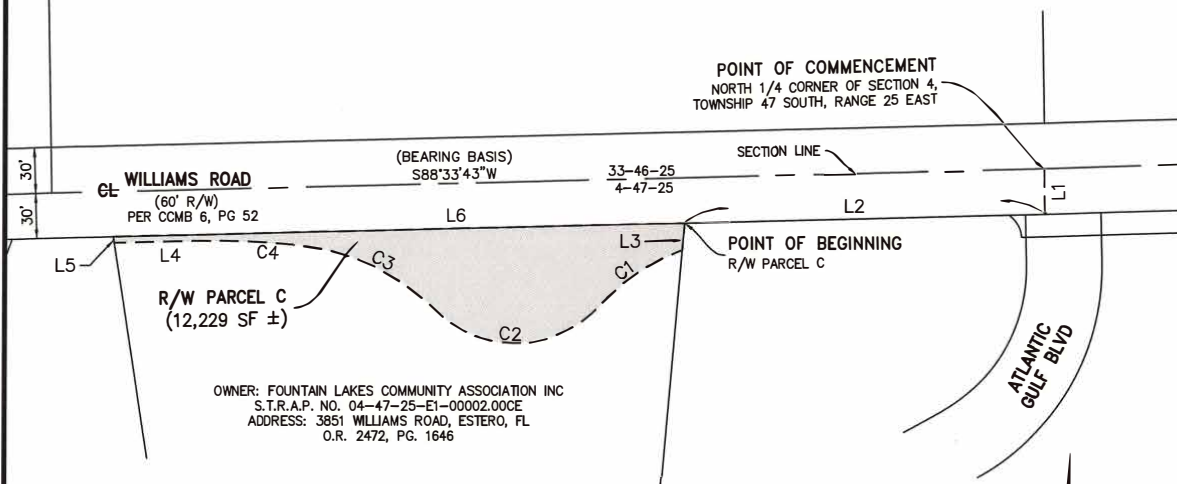
Digitally signed by Elizabeth F. Gaines, PSM
Date: 2026.06.19 14:38:12 -04'00'

NOTES:

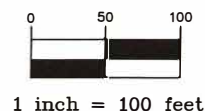
1. DISTANCES ARE IN FEET AND DECIMALS THEREOF. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST BEING S88°33'43"W.
2. THIS IS A SKETCH TO ACCOMPANY A LEGAL DESCRIPTION, THIS IS NOT A BOUNDARY SURVEY.
3. LANDS SHOWN HEREON ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).

Parcel Line Table

Line #	Length	Direction
L1	30.00	S1° 22' 06"E
L2	240.57	S88° 33' 43"W
L3	18.01	S4° 51' 48"W
L4	51.34	S88° 33' 43"W
L5	4.03	N8° 50' 53"W
L6	380.00	N88° 33' 43"E

**Parcel Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	67.03	148.00	25° 56' 55"	S55° 53' 34"W	66.46
C2	121.67	76.00	91° 43' 27"	S88° 46' 50"W	109.09
C3	101.44	150.00	38° 44' 56"	N64° 43' 55"W	99.52
C4	72.43	566.00	7° 19' 54"	N87° 46' 20"W	72.38



R/W PARCEL C
WILLIAMS ROAD & ATLANTIC GULF BLVD INTERSECTION IMPROVEMENTS

This is a sketch to accompany a legal description (see attached) of a parcel of land located in Section 4, Township 47 South, Range 25 East, Lee County, Florida

Elizabeth F. Gaines, PSM Digitally signed by Elizabeth F. Gaines, PSM
Date: 2026.06.19 14:40:33 -04'00'

Not valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above

Issue Date: 7/14/2025

Rev 1: 6/19/2026

Drawn: EFG

Scale: 1"=100'

Project No.: 0858

CAD File: 0858-006

Sheet No. 1 of 1



E.F. Gaines
Surveying Services, Inc.

FL License No. LB7165

8481 Yorkshire Lane

Fort Myers, Florida 33919

Phone: 239-822-4565

Web: EFGaines.com

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Resolution No. 2026-22 supporting the construction of a noise wall and enhanced landscaping by FDOT related to the Interstate 75 expansion project within the Village.

Motion to adopt Resolution 2026-22.

Background:

The Florida Department of Transportation (FDOT) has undertaken a widening of Interstate 75 from Golden Gate Parkway in Collier County to Alico Road in Lee County to reduce roadway congestion (the Project) which includes portions of the interstate within the Village. The Project is proposed to include new north and southbound express lanes and will add 6 (3 in each direction) additional travel lanes through Estero south of Corkscrew Road and 4 (2 in each direction) travel lane north of Corkscrew Road.

The additional lanes will increase noise along the entire segment of I-75 through the Village, and this increased noise will impact the quality of life for Estero residents that live near I-75. The Project will also remove current vegetative barriers between residential communities proximate to the interstate while at the same time moving travel lanes closer to those communities, thus undermining the aesthetic beauty of those communities.

While FDOT is continuing work on the design for the Project, the current design does not provide for noise walls or enhanced vegetation along the majority of the Project within the municipal boundaries of the Village. Some of the most significantly impacted communities within the Village are within the Brooks community (consisting of 3,646 homes in the distinct communities of Spring Run, Lighthouse Bay, Copperleaf, Pebble Pointe and Shadow Wood). The Brooks community is one of the core communities within the Village of Estero.

The inclusion of noise walls and enhanced vegetation within the Estero portion of the scope of the Project would reduce noise levels for the residents of the Village along the Project boundary, and would help preserve the aesthetic appeal and value these communities currently enjoy.

At its meeting of November 19th 2025, the Village Council adopted a resolution supporting the construction of barrier walls to address the issues described above. That resolution was supported by a report and supporting written materials submitted by the Brooks Council of Presidents which reviewed the numerous quality of life, health, and property value impacts, and the design and engineering flaws which FDOT's then design of only a partial-wall proposal would create for many residents and properties within the Brooks. The 2025 presentation pointed out that FDOT's own staff analysis confirmed that "to effectively reduce traffic noise, a barrier must be relatively long, continuous (with no intermittent openings for driveways, etc.) and of sufficient height".

In spite of the Council's 2025 resolution urging the FDOT to revise its Project design to provide for a complete and continuous barrier wall, the latest FDOT proposed design continues to show the majority of the interstate within the Village as having no barrier wall and no enhanced vegetation. Based on the information provided by the Brooks representatives, and on additional feedback received by the Village from concerned Village residents since the 2025 resolution, it is clear that the FDOT's latest proposed design which provides for a majority of the Village's communities not having a barrier wall or enhanced vegetation, while perhaps costing less, would not be effective to significantly reduce the various noise and aesthetic harms noted above created by the Project. The Village staff therefore proposes the attached Resolution to reiterate and strengthen the Village Council's resolve to urge FDOT to revise its Project plans and scope to address these very real community concerns.

Action Requested:

Motion to adopt Resolution 2026-22.

Process and Timeline:

If approved by Council, Village staff will transmit a copy of the Resolution to the Brooks Council of Presidents, the FDOT District Secretary, and other appropriate state officials.

Financial Impact: N/A

Prepared by: Robert Eschenfelder, Village Attorney

Attachment(s):

1. Resolution No. 2026-22

RESOLUTION NO. 2026 – 22

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, SUPPORTING THE CONSTRUCTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION OF A NOISE WALL FOR THE BROOKS COMMUNITY; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation (FDOT) has undertaken a widening of Interstate 75 from Golden Gate Parkway in Collier County to Alico Road in Lee County to reduce roadway congestion (the Project) which includes portions of the interstate within the Village; and

WHEREAS, the Project is proposed to include new north and southbound express lanes and will add 6 (3 in each direction) additional travel lanes through Estero south of Corkscrew Road and 4 (2 in each direction) travel lane north of Corkscrew Road; and

WHEREAS, the additional lanes will increase noise along the entire segment of I-75 through the Village, and this increased noise will impact the quality of life for Estero residents that live near I-75; and

WHEREAS, the Project will also remove current vegetative barriers between residential communities proximate to the interstate while at the same time moving travel lanes closer to those communities, thus undermining the aesthetic beauty of those communities; and

WHEREAS, while FDOT is continuing work on the design for the Project, the current design does not provide for noise walls or enhanced vegetation along the majority of the Project within the municipal boundaries of the Village; and

WHEREAS, some of the most significantly impacted communities within the Village are within the Brooks community (consisting of 3,646 homes in the distinct communities of Spring Run, Lighthouse Bay, Copperleaf, Pebble Pointe and Shadow Wood); and

WHEREAS, the Brooks community is one of the core communities within the Village of Estero; and

WHEREAS, the inclusion of noise walls and enhanced vegetation within the Estero portion of the scope of the Project would reduce noise levels for the residents of the Village along the Project boundary, and would help preserve the aesthetic appeal and value these communities currently enjoy; and

WHEREAS, at its meeting of November 19th 2025, the Village Council adopted a resolution supporting the construction of barrier walls to address the issues described above; and

WHEREAS, that resolution was supported by a report and supporting written materials submitted by the Brooks Council of Presidents which reviewed the numerous quality of life, health, and property value impacts, and the design and engineering flaws which FDOT's then design of only a partial-wall proposal would create for many residents and properties within the Brooks; and

WHEREAS, the 2025 presentation pointed out that FDOT's own staff analysis confirmed that "to effectively reduce traffic noise, a barrier must be relatively long, continuous (with no intermittent openings for driveways, etc.) and of sufficient height"; and

WHEREAS, in spite of the Council's 2025 resolution urging the FDOT to revise its Project design to provide for a complete and continuous barrier wall, the latest FDOT proposed design continues to show the majority of the interstate within the Village as having no barrier wall and no enhanced vegetation; and

WHEREAS, based on the information provided by the Brooks representatives, and on additional feedback received by Council from Village residents since the 2025 resolution, and on the Council's own common sense understanding of how the Project will impact existing communities, it is clear that the FDOT's latest proposed design which provides for a majority of the Village's communities not having a barrier wall or enhanced vegetation, while perhaps costing less, would not be effective to significantly reduce the various noise and aesthetic harms noted above created by the Project.

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

Section 1. The Village Council of the Village of Estero urges the FDOT to revise its Project design and scope to include a continuous twenty-two foot wall to be constructed along the entire east side of the Project within the Village, to include the Brooks community from at least mile marker 120 to mile marker 122.

Section 2. The Village Council further urges the FDOT to revise its Project design and scope to include the installation of enhanced vegetation along this same stretch of the Project.

Section 3. The Village Manager is authorized to convey a copy of this Resolution to the Brooks Council of Presidents, the FDOT's District Secretary, and such other state officials as the Manager determines is appropriate.

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 9th day of September, 2026.

Attest:

Joanne Ribble, Mayor

Carol Sacco, Village Clerk



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Estero RiverPark Phase 2 Path Construction Contract

Motion to approve award of Contract 26036 with Honc Industries to construct RiverPark Phase 2 Paths for \$244,075.

Approve a \$24,000 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:

The Village of Estero purchased approximately 62.5 acres of property along the Estero River, that is now known at the Estero RiverPark, in January 2019. The land was purchased to protect the Estero River and create a public park along the Estero River. Phase 1 of the RiverPark was completed earlier this year. It includes an entrance off County Road & Highlands Avenue, parking, restroom building, pedestrian bridge over the Estero River, boardwalks and trails.

The Village was awarded \$163,100 Tourist Development Council grant by Lee County to construct additional trails on the property south of the Estero River.

Description:

An Invitation to Bid (ITB 10826) was publicly advertised on June 24, 2026. The Village received three bids from qualified firms; Superior Builders Group, Inc., Honc Industries, and Pavement Maintenance, LLC. The tabulation sheet is attached.

Superior Builders Group, Inc. withdrew their bid due to a pricing error.

The lowest bid of the remaining firms is Honc Industries.

Village Staff has recommended award to the lowest, responsive, responsible bidder, Honc Industries. Construction includes the following;

- Clearing and grubbing for trails
- Grading to create a flat trail surface
- Fill as needed to maintain the trail surface
- Gopher tortoise coordination, if needed

Additional details regarding the scope of services are included in the attached contract, ITB, and construction plans.

Action Requested:

Motion to approve award of Contract 26036 with Honc Industries to construct RiverPark Phase 2 Paths for \$244,075.

Approve a \$24,000 contingency for additional construction 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:

The contractor is expected to start construction within 3 weeks of the contract notice to proceed. Construction is expected to be completed within 11 weeks from notice to proceed.

Financial Impact:

The financial impact is \$268,075 (contract plus 10% contingency). This will be funded using available funds in the Estero River RiverPark budget.

Prepared by: David Willems, P.E.

Attachments:

1. Contract 26036
2. ITB 10826
3. ITB 10826 Tabulation Sheet
4. Honc Industries Bid

5. Location Map
6. Phase 2 Path Construction Plans

**AGREEMENT FOR CONSTRUCTION OF ESTERO RIVER PARK
PHASE 2 PEDESTRIAN PATH EXPANSION**

THIS AGREEMENT is made and entered into this 9th day of September, 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 Hone Industries, Inc., a Florida corporation, (the “Contractor”), with offices at 10101 Mallory Parkway East, St. James City, FL 33956, collectively referred to as the “Parties.”

WHEREAS, In January 2019, the Village acquired certain undeveloped land adjacent to the northeast corner of U.S. 41 and Corkscrew Road within the Village of Estero; and

WHEREAS, the Village has been developing portions of the land south of the Estero River into what is now called Estero River Park; and

WHEREAS, the Village’s Estero River Park plan is aimed at preserving natural landscapes, enhancing recreational opportunities, and promoting environmental sustainability in the park; and

WHEREAS, Phase I of the Estero River Park plan (now largely complete) included construction of an entry road and parking lot, installation of a restroom facility, development of a pedestrian bridge over the Estero River, and the creation of walking paths on certain portions of the land; and

WHEREAS, Phase II of the Estero River Park project is planned to include expansion of walking paths, installation of fencing around the southern property boundary, and development of a path along the north side of Corkscrew Road; and

WHEREAS, on June 24th 2026, the Village issued Invitation to Bid 10826 (“the ITB”) seeking bids for the construction of the trail expansion element of Phase II (the “Project”); and

WHEREAS, as of the bid submission deadline of July 24th 2026, the Village had received three responsive bids; and

WHEREAS, in accordance with the ITB’s evaluation criteria, Village staff opened the bids, reviewed them for responsibility of bidder and responsiveness of each bid, and then created a bid tabulation confirming that Contractor was the lowest responsive, responsible bidder; and

WHEREAS, subsection (b) of Village Code § 2-174 (which establishes procurement categories and approval authorities), provides that the Village Council must approve all non-emergency contracts within Category III (\$75,000 and greater); and

WHEREAS, the ITB provided that the Contractor would be required to enter into a services agreement in a form provided by the Village; and

WHEREAS, the Village attorney has drafted and Contractor has accepted the terms of this Agreement; and

WHEREAS, the Village Manager has recommended approval of this Agreement; and

WHEREAS, the Village Council finds that approving this Agreement is in the best interests of the Village.

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

ARTICLE 1: CONTRACT DOCUMENTS. This Agreement shall consist of the following Contract Documents:

- This Agreement
- The ITB
- The Contractor's written Bid

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 construct the Project as outlined in **Attachment "A"**, hereinafter referred to as the **"Scope of Services."**

ARTICLE 3: COMPENSATION. The Contractor shall be compensated in the amount(s) and at the time(s) 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 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 the required 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 5: TERM. 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 Village's final written acceptance of the Project (the "Expiration Date"), except that Contractor's obligation to maintain insurance and to indemnify the Village as set forth in this Agreement shall survive for a one year period after the Expiration Date.

ARTICLE 6: 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. Any undisputed invoices then due and owed for work performed and accepted or materials supplied and incorporated and accepted shall be payable to Contractor upon termination in accordance with the invoice payment procedures set forth in **Attachment "B"** of this Agreement.

ARTICLE 7: 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:	Honc Industries, Inc. Attn: Daniel J. Honc, President

ARTICLE 8: 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 8(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, unless alternative coverage types and amounts are set forth in the Village's solicitation, 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 Florida 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(13), 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 9: 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 the 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 10: 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 11: 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 12: 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 13: AMENDMENTS. This Agreement may be modified, amended or extended only by written amendment executed by authorized representatives of both Parties.

ARTICLE 14: 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 15: 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 16: 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 17: 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.

Honc Industries, Inc.

Village of Estero

By: _____
Daniel J. Honc, President

By: _____
Steve Sarkozy, Village Manager

Scope of Services

The Contractor shall provide all expertise, personnel, tools, materials, equipment, transportation, supervision and all other services, resources and facilities of any nature necessary to accomplish the following:

The Project shall consist of the construct an 8-ft wide nature trail path as outlined in the ITB. This path will connect to Phase 1 and meander through the easter portion of the project. The work consists of providing all labor, materials, equipment, permits and incidentals necessary to perform the work specified herein.

The Project shall be constructed in accordance with the Scope of Work set forth in the ITB, including the following:

1. The dimensions of the path will be approximately 8ft. wide x 2,910ft. long x 2in. deep of compacted coarse aggregate over the proposed limits of the path found in the attached plans. The length of the path may be adjusted in the field as required to preserve native vegetation. The path will connect to the Phase 1 path and meander through the western portion of the project. The contractor shall removal muck and other unsuitable materials from areas prior to placement of fill.
2. Removal and disposal of approximately 45sy of Driveway Pavement.
3. Selective clearing and grubbing.
4. Gopher tortoises have been observed in this area. The awarded bidder will work with the Village's consultant prior to construction, so the proper permit(s) are obtained.

Upon approval of the Agreement by the Village Council, the Contractor shall develop a schedule for the Project and shall submit that schedule to the Village Public Works Director for review, comment, and approval. Once approved, the Contractor shall adhere to the schedule.

All supervision and safety requirements set forth in the ITB shall be followed and the work shall be performed in accordance with prevailing industry standards and in a workmanlike manner.

Contractor shall provide proof of insurance coverages in the amounts set forth in the ITB, and shall comply with the insurance requirements set forth therein.

Prior to begging any work, Contractor shall submit a recorded copy of its payment and performance bond (using the Village's form of bond included in the ITB).

Attachment A

Compensation and Payments

PAYMENTS TO CONTRACTOR SHALL BE AS FOLLOWS:

The Contractor shall be paid a total contract price not to exceed fee of **\$244,075** to complete the Project.

The price includes Contractor's performance of the tasks set forth in the Scope of Services in **Attachment "A"**.

INVOICE AND PAYMENT TERMS:

Contractor shall submit monthly invoices setting forth work performed and materials used as outlined in Contractor's Bid. Upon completion of the Project, Contractor shall submit a final invoice for payment of the final contract price.

Invoices shall be submitted to the point of contact identified by the Village.

Invoices shall describe with sufficient detail the tasks performed during the billing period, the subcontractor(s) (if any) who performed the work, and shall contain copies of paid receipts for materials purchased for and used on the Project.

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

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



10826 Addendum 1

Estero River Park Phase 2 Path

Issue Date: 6/24/2026
Questions Deadline: 7/15/2026 11:00 AM (ET)
Response Deadline: 7/24/2026 11:00 AM (ET)

Contact Information

Contact: Steve Gillette
Address: Procurement Manager
9401 Corkscrew Palms Cir
Estero, FL 33928
Email: gillette@estero-fl.gov

Event Information

Number: 10826 Addendum 1
 Title: Estero River Park Phase 2 Path
 Type: Invitation to Bid
 Issue Date: 6/24/2026
 Question Deadline: 7/15/2026 11:00 AM (ET)
 Response Deadline: 7/24/2026 11:00 AM (ET)
 Notes: The Village of Estero, FL, in good faith, invites the submission of sealed bids 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 bids for **Estero River Park Phase 2 Path** 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 your bid 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 Attachments

Addendum Summaries.docx

Addendum 1 Summary

[Download](#)

Main Bid Document.pdf

Bid Document

[Download](#)

xx Estero RiverPark-Project Location.pdf

Project location Map

[Download](#)

xx Estero River Park Minor Change #1 - Civil Plans.pdf

Estero River Park Plans

[Download](#)

xx Form Foreign Country of Concern Attestation Affidavit.docx

Foreign Country Attestation

[Download](#)

xx Form Lobbying Affidavit.docx

Lobbying Affidavit

[Download](#)

xx Form Non-Collusion Affidavit.docx

Non-Collusion Affidavit

[Download](#)

xx Payment & Performance Bond Public Construction.docx

[Download](#)

Payment and Performance Bond

Requested Attachments

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 ITB.

Lobbying Affidavit

(Attachment required)

Upload Lobbying Affidavit found in Attachments

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	Addendum # 1 Acknowledgement Addendum # 1 was issued and I acknowledge reading and understanding the change before I submitted my bid. A summary of changes is listed in the Attachments tab. ☐ I have read and accept <i>(Required: Check if applicable)</i>
2	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 <i>(Required: Check if applicable)</i>
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 <i>(Required: Check if applicable)</i>

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**

EARTHWORK AND DEMOLITION

Total: \$

Package Items**1.1 Mobilization**

(Response required)

Quantity: 1 UOM: lump sum Price: \$ Total: \$

1.2 Remove Driveway Pavement

(Response required)

Quantity: 45 UOM: square yard Price: \$ Total: \$

1.3 Selective Clearing and Grubbing. (Estimated at .8 acres)

(Response required)

Quantity: 1 UOM: acre Price: \$ Total: \$

1.4 Coarse Aggregate for Path Fill Areas

(Response required)

Quantity: 215 UOM: cubic yard Price: \$ Total: \$

1.5 Restoration of Previously Cleared Vegetated Area

(Response required)

Quantity: 1 UOM: lump sum 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 120 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, unless otherwise noted in your submission, 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



PROCUREMENT OFFICE
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928

INVITATION TO BID (ITB) 10826
for
ESTERO RIVER PARK PHASE 2 PATH

Issue Date: 6/24/2026

Pre-Bid Meeting: No

Question Cutoff Date: 7/15/2026 11:00 AM

Posting of Final Addendum: Within three days of Question Cutoff Date

Close Date: 7/24/2026 11:00 AM

Notice of Competitive Opportunity: The Village of Estero, FL invites the submission of a proposal 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 compete to provide the items and/or perform the services specified in this Invitation to Bid (ITB). Solicitation documents are available at <https://estero.ionwave.net/Homepage.aspx>.

Accommodation Of Disabilities: Prospective bidders with disabilities requiring accommodations to participate in this ITB process should contact the Village Clerk's Office as promptly as possible to allow the Village to examine the request and determine what if any accommodations are possible.

ADA Compliance: To ensure the Village complies with ADA accessibility requirements, all bid documents submitted must be PDF/A compliant. PDF/A compliant documents have embedded fonts and do not reference external files. If applicable, layers must not be preserved from CAD drawings. Scanned documents must be created as PDF/A compliant, made text searchable, and have a minimum resolution of 300 dpi. Pursuant to the Florida Electronic Signature Act, officers or authorized agents of bidders are authorized to sign Bids electronically in the s/ First Last format.

Location and population: The Village, incorporated on December 31, 2014, is located in the southwest part of the State in Lee County. The Village currently occupies a land area of 30 square miles and serves a population of 42,943. The Village provides the following services: streets and roads, parks and recreation, community development, code enforcement, and general and administrative services. The Village uses the "government lite" concept of outsourcing Village

services to minimize expenditures and provide exemplary services to the community. For more information about the Village of Estero, visit <http://www.estero-fl.gov>.

Form of Government: The Village is a Florida municipal corporation governed by a seven-member Village Council and operates under the established Village Charter. The Village's operations are managed by a Village Manager.

Pre-Bid Meeting. A pre-bid meeting and site visit may be scheduled at the date, time, and location listed above. All times listed are Eastern Standard Time. The purpose of the pre-bid information meeting will be to discuss the requirements and objectives of this ITB and to answer questions from potential bidders. At the pre-bid meeting, the Village will attempt to answer all questions asked in the meeting or received online. However, no additions, deletions or modifications to the requirements stated herein will be made unless and until a written addendum to the ITB is issued by the Procurement Office.

Questions and Clarification Requests. Inquiries or requests for clarifications of any information contained in the ITB must be received no later than the Question Cutoff Date posted on this solicitation. All questions pertaining to this ITB must be submitted through IONWAVE in the questions and answers section of this solicitation. This deadline has been established to maintain fair treatment for all potential bidders, while ensuring an expeditious selection process.

Opening of Bids. The Village is accepting sealed electronic bids in IONWAVE due by the date and time posted on this solicitation. Bids sent in any manner other than electronically via IONWAVE will not be accepted. Hard copies, faxed bids, and electronically submitted bids sent directly to the Village will not be accepted. Bids must be in IONWAVE prior to the deadline for submission. Bidders are responsible for taking all necessary steps to ensure that their bid is uploaded before the due date and time. The Village is not responsible for technology and/or any other issues that cause the bid deadline to be missed.

Pursuant to Florida Statutes § 119.071(1)(b)(2), sealed bids, bids or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.071(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of intended decision or until 30 days after opening the bids, bids, or final replies, whichever is earlier.

Disadvantaged Business Enterprise. DBE/WBE/MBE certified companies are encouraged to submit a bid. The Village, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement will be afforded full and fair opportunity to submit bids in response to this solicitation and no businesses will be discriminated against on the grounds of race, color, national origin, (including limited English proficiency), creed, sex, (including sexual orientation and gender identity), age, or disability in consideration for an award.

Notice of Funding Source. This project is funded in whole by local funds.

Notice of Certifications and Affidavits. This document includes a Notification of Required Forms, Certifications and Affidavits in Section H that outlines required documents from the bidder.

Designated Procurement Contact: As provided above, all questions related to this ITB must be

submitted via Ionwave. To the extent a prospective bidder determines it must communicate with the Village regarding this ITB in a manner not provided for by the Ionwave process, such communication MUST be ONLY with the Village's Designated Procurement Contact (DPC):

Steve Gillette
Procurement Manager
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 221-5035

Communication with any other employee, agent or official will be considered a violation of the Village's no-lobbying rule (see Section C Terms and Conditions).



B. INTRODUCTION-SCOPE OF SERVICES

Scope of Project. The purpose of this bid is to solicit qualified, responsible, and responsive prospective bidders to provide an 8-ft wide nature trail path (Shaded Area on Attached Plan). This path will connect to Phase 1 and meander through the eastern portion of the project. The work consists of providing all labor, materials, equipment, permits and incidentals necessary to perform the work specified herein.

Minimum Qualifications. All qualifications of firms submitting bids will be reviewed and evaluated by Village staff, and a decision made as to which companies are qualified, and which are not. The pricing of only those companies found to be qualified, responsible and responsive will be considered.

Criteria One – Experience & References

Experience and References. Documentation of a minimum of three (3) years of experience in performing the suite of services similar in size and scope as to what is being requested herein. Provide a minimum of three (3) similar size accounts that your firm has been servicing to prove the required experience. Include the name, phone number, and e-mail address of your contact at each of these accounts. NOTE: One of these accounts must be a governmental entity.

Criteria Two - Past Performance with the Village of Estero.

If your company has performed similar work for the Village of Estero in the past two years please state dates of service, area(s) serviced, and any feedback on your work (positive or negative) that you may have received from Village personnel. Please also indicate the name(s) of Village personnel with whom you reported to while performing the service.

Criteria Three - Proof of Certifications and Insurance which include:

- Proof of Insurance. See section I for insurance coverage requirements

Areas to be Serviced.

EXAMINATION OF THE SITE

The Village suggests that bidders visit the site of this work and acquaint themselves with the conditions as they exist and operations to be carried out under this bid. Vendors shall make such investigations as they may see fit so that they may fully understand the facilities, difficulties and restrictions attending the execution of the work under this bid.

TECHNICAL SPECIFICATIONS

1. The dimensions of the path will be approximately 8ft. wide x 2,910ft. long x 2in. deep of compacted coarse aggregate over the proposed limits of the path found in the attached plans. The length of the path may be adjusted in the field as required to preserve native vegetation. The path will connect to the Phase 1 path and meander through the western portion of the project. The contractor shall removal muck and other unsuitable materials from areas prior to placement of fill.
2. Removal and disposal of approximately 45sy of Driveway Pavement.
3. Selective clearing and grubbing.
4. Gopher tortoises have been observed in this area. The awarded bidder will work with The Village's consultant prior to construction, so the proper permit(s) are obtained.

WORKMANSHIP AND INSPECTION

The supervision of the performance of the work done under this bid is vested wholly with the Village of Estero Public Works. Village of Estero will decide any and all questions which may arise as to the quality and acceptability of equipment, materials used, work performed, and the manner of performance and rate of progress of the work.

All work that does not meet the specifications must be corrected before Village Public Works will give approval for payment. The Village reserves the right to deny a monthly payment for work not completed for that period of time.

DESIGNATED CONTACT

The awarded bidder shall appoint a person or persons to act as a primary contact for the Village. This person or back-up shall be readily available during normal work hours by phone or in person and shall be knowledgeable of the terms and procedures involved.

WORK SCHEDULE

NOTE: The setting of the work schedule is entirely up to the awarded vendor. The expectations and required level of service are clearly delineated within this document and is the vendor's responsibility to set up a schedule that allows for them to be met. Payment will be made via monthly invoices for services rendered that month. The Village shall be the final judge of whether the work schedule and that meets expectations. While the Village will not dictate the work schedule and details of same, it reserves the right to opine and discuss with the awarded vendor if and when it believes either expectations are not being met or too many cycles are being performed to achieve the desired result.

METHOD OF PAYMENT

Invoices must include the Estero contract number. Payment will be made to the vendor in monthly installments after receipt of an invoice from the vendor at the end of each time period of one (1) month. The invoice must list the dates serviced and the type of service performed. Village payment terms are Net 30 days from date of invoice.

ASSIGNMENT OF THIS CONTRACT

The awarded bidder shall not assign or transfer any portion of this agreement.

Sub-contracting is allowed with pre-approval of the Village Representative. However, no sub-contractors are to be used for work under this bid without the pre-approval of the Village representative.

AGREEMENTS/CONTRACTS

The awarded vendor will be required to execute an Agreement/Contract as a condition of award.

If your firm requires the Village of Estero to sign any type of contract and/or agreement as part of this purchase, please include a copy of these documents with your bid package response. The Village reserves the right to reject any documents that may be submitted.

SUPERVISION AND SAFETY

- A. Provide the maintenance services in a professional manner. During all maintenance work hours provide a qualified and competent English-speaking person on site who is authorized to supervise the maintenance operations and to represent and act for the vendor.
- B. The vendor shall video record in color the entire site prior to commencement of this contract. Care must be taken to ensure that the site is adequately documented – i.e., utility boxes, curbs, signs, and condition of existing sod and plants, including any damage such as weed eater blight. This video will be used to resolve any disputes. In the event that the site is not properly documented and could have reasonably been done, and an issue arises, it will be assumed to be the vendor's responsibility and shall be repaired at no cost to the Village. One copy of the video will be retained by the vendor and one copy by the Village.
- C. All vehicles and trailers shall have the vendor's name and business phone number clearly displayed during work hours. Vendor's personnel shall wear appropriate apparel including high visibility safety vest (class II).
- D. It shall be the vendor's responsibility to maintain safe and efficient pedestrian and vehicular traffic flow through the designated work zone area. The vendor shall adhere to the applicable federal, state, and local laws, ordinances and regulations. The vendor shall maintain proper work zones in accordance with the State of Florida, Department of Transportation's Manual on Traffic Control and Safe Practices for Streets and Highway Construction and Utility Operations and the Manual on Uniform Traffic Control Devices (M.U.T.C.D.)
- E. The vendor shall fully adhere to the Federal Occupational Safety and Health Act (OSHA).
- F. Prior to the repair of planting areas and replacement of plants, ascertain the location of all drains, electrical cable, conduits, utility lines, supply lines and other subsurface structures. It is the contractor's responsibility to call 811 to have all utilities located, so that proper advance owner notification may be made, and precautions may be taken not to disturb or damage any of these elements or improvements. Properly maintain and protect existing utilities. Repair all items damaged by this work at no additional expense to the Village.
- G. The Village's NPDES Permit requires contractors performing work that includes roadway, drainage stormwater Maintenance to adhere to the following:
 - a. Crew leads are to complete illicit discharge and illegal dumping training and report any illicit discharges or illegal dumping discovered during daily job duties to the Village of Estero Public Works. In addition, crew leads are required to watch this video (link below) annually and provide written confirmation of the viewing. <http://wbt.dot.state.fl.us/ois/IllicitDischarge/index.htm>

- b. Any soil disturbing activities must comply with NPDES permit requirements including plans for temporary and permanent erosion control measures.

REPORTING AND INSPECTION

Onsite inspections will be conducted at the request of the Village representative and scheduled within five (5) working days of request.

The vendor shall meet with the Village representative on a set monthly schedule to discuss and remedy any field questions and/or associated problems.

INITIAL SITE VISIT

Before the vendor begins any work, the vendor and the Village representative shall meet onsite to clearly define the limits of mowing responsibilities and expectations, and to discuss any relevant issues.



C. GENERAL TERMS & CONDITIONS-Construction

No Lobbying; Required Affidavit. Village Code § 2-189 provides:

After the issuance of any solicitation, or during renegotiation of an existing contract, no prospective offerors or their agents, representatives or persons acting at the request of such offerors shall contact, communicate with, or discuss, either in person, by phone, email or text message, any matter relating to the solicitation or the renegotiation with any village officers, agents or employees (including the village council and village manager) other than the purchasing agent designated in the solicitation, unless otherwise provided for in the solicitation or otherwise directed by the designated purchasing agent or procurement official. This prohibition includes copying such persons on written communications with the purchasing agent, but does not apply to presentations made to evaluation committees or at a council meeting where the council is considering approval of a proposed contract. The prohibition ends upon execution of the final contract or when the solicitation has been canceled or the renegotiation efforts are terminated. Renegotiation will be deemed to have commenced upon vote of the council directing renegotiation or on issuance of a written notice from the procurement official to the existing contractor instituting a renegotiation process. **Failure of businesses seeking to conduct business with the village to strictly adhere to this section will result in the offender's bid, proposal or response being disqualified from further consideration, and may also result in the suspension or debarment of the offending business.**

As part of its bid submission, each bidder must submit the attached Affidavit acknowledging the foregoing Code provision and attesting compliance therewith.

Non-Collusion Affidavit. As part of its bid submission, each bidder must submit the attached Non-Collusion Affidavit.

Conflict of Interest Disclosure. As part of its bid submission, each bidder must submit the attached certification confirming that the bid was not influenced by or the result of collusion with any other actual or potential bidder, and is not 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 bid 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 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.

Anti-Discrimination/Equal Employment Opportunity. The successful bidder will be required, during the term of its performance, to refrain from discrimination against any employee or applicant for employment because of race, color, religion, sex, disability, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, disability, or national origin.

Vendor List Certification. The Village requires a certification from bidder that their firm is not on the following Vendor List maintained by the Florida Department of Management Services. The Florida Department of Management Services prohibits the use of vendors which appear on their Vendor Lists.

Florida Statute provide Affidavit)	287.1346	Forced Labor Vendor List (Awarded Firm required to
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

Rules, Regulations, Laws, Ordinances and Licenses. It shall be the responsibility of the bidder to assure compliance with all other federal, state, local laws, or regulations/requirements as they may apply. Any involvement with the Village of Estero shall be in accordance with but not limited to:

Public Record. Pursuant to Florida State Statute 119.071(2) Sealed bids, proposals or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.071(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

Local Government Prompt Payment Act. In addition to any other invoicing and payment terms the Parties may negotiate, invoice payments will be subject to the Florida Local Government Prompt Payment Act, Florida Statutes § 218.70, et seq.

Public Bid Disclosure. Per Florida Statute 218.80, there are no permit fees for this project, therefore permitting fees to be paid for by contractor is zero dollars.

E-Verify Employment Eligibility. In accordance with Florida Statute 448.095, Contractor or Consultant and their subcontractors shall register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021. An E-Verify Certification is included and required to be submitted when responding to this solicitation.

Contracting with Entities of Foreign Countries of Concern Prohibited. Pursuant to Florida Statute 287.138(2), a governmental entity may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if:

- (a) The entity is owned by the government of a foreign country of concern;
- (b) The government of a foreign country of concern has a controlling interest in the entity; or
- (c) The entity is organized under the laws of or has its principal place of business in a foreign country of concern.

Beginning July 1, 2025, a governmental entity may not extend or renew a contract with an entity listed in paragraphs (2)(a)-(c) if the contract would give such entity access to an individual's personal identifying information.

Beginning January 1, 2024, a governmental entity may not accept a bid on, a proposal for, or a reply to, or enter into, a contract with an entity which would grant the entity access to an individual's personal identifying information unless the entity provides the governmental entity with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria in paragraphs (2)(a)-(c).

Beginning July 1, 2025, when an entity extends or renews a contract with a governmental entity which would grant the entity access to an individual's personal identifying information, the entity must provide the governmental entity with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria in paragraphs (2)(a)-(c). The Attorney General may bring a civil action in any court of competent jurisdiction against an entity that violates this section.

Prohibition Against Considering Social, Political, Or Ideological Interests in Government Contracting. In accordance with Florida Statute 287.05701 the Village may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor. An awarding body may not give preference to a vendor based on the vendor's social, political, or ideological interests.

Public works projects; prohibited governmental actions. Pursuant to Florida Statutes § 255.0992(2), unless it is required by federal or state law, the City will not, when evaluating bids, design/build proposals, or construction manager/construction manager at risk proposals, penalize or reward a bidder or proposer for performing a larger or smaller volume of construction work for the State of Florida or the City.

Inspector General Cooperation. In accordance with Florida Statutes § 20.055(5), it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing.

Purchase by other Public Agencies. Pursuant to Village Code § 2-184(b)(1), in any agreement for the acquisition of goods or services between the village and a vendor which has resulted from a competitive solicitation process, such agreement may be utilized by other public agencies to acquire the same goods or services, on condition that the contracting vendor consents to enter into a piggyback agreement with such other public agencies. In such instances, the village shall not be a party to such agreements.

Acceptance and Rejection. In accordance with Village Code § 2-178, the Village reserves the right to accept or reject any and all Bids, and to accept the Bid which best serves the interest of the Village. The Village may award sections individually or collectively whichever is in its best interest.

Additional Terms & Conditions. The Village reserves the right to reject bids containing any additional terms or conditions not specifically requested in the original conditions and specifications.

Deviation from Specification. Any deviation from specifications must be clearly stated, explained in detail and accepted by the Village in writing. Otherwise items offered are expected to be in strict compliance with specifications and the successful bidder shall be held accordingly.

Informalities. The Village reserves the right to both waive any informality in Bids and to determine, in its sole discretion, whether or not, the informality is minor.

Information and Literature. Bidders are to furnish all information and literature requested. Failure to do so may be cause for rejection.

Bid Acknowledgement. By submitting a bid, the bidder certifies that it has completely reviewed the ITB and has full knowledge of the scope, nature, and quality of work to be performed.

Bidder Expenses. The bids should be prepared simply and economically, providing a straightforward, concise description of the bidders' ability to fulfill the requirements of the bid. No out-of-scope services shall be provided in the absence of prior, written authorization in the form of a written supplemental agreement and issuance of an appropriate amendment to the contract. The Village will not pay a retainer or similar fee. The Village is not responsible for any expenses that bidder may incur in preparing and submitting bids called for in this request. The Village will not pay for any out-of-pocket expenses, such as word processing; photocopying; postage; per diem; travel expenses; and the like, incurred by the bidder. The Village will not be liable for any costs incurred by the bidder in connection with any interviews/presentations (i.e., travel, accommodations, etc.).

Compliance with Federal Standards. All items to be purchased under the contract must be in accordance with all governmental standards, to include, but not be limited to, those related to disposal of chemicals and hazardous materials, protection of waterways, and those issued by the Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety Hazards (NIOSH), and the National Fire Protection Association (NFPA).

Tax Exemptions. The Village of Estero is tax exempt. The Village's tax-exempt number is 85-8016684668C-2.

Trade Secrets. As set forth in Village Code § 2-186, 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 the owner to have access thereto for limited purposes.

However, the Village will not be aware that a bid, or other response to a procurement solicitation contains such information. Therefore, bidders 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 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 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 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 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 contract price shall not constitute a trade secret.



D. EVALUATION PROCEDURES-BID

Bid Evaluation. Upon evaluation of all bids received, a notice of intent to award may be made to the lowest, responsive, and responsible Bidder whose bid, in the Village's sole judgment and discretion, serves the best interests of the Village. No award will be made until the Village has concluded such investigations as it deems necessary to establish the responsibility, qualifications, and financial ability of any Bidder to provide the required goods and services in accordance with any agreement resulting from this ITB, and to the satisfaction of the Village, and within the time prescribed.

The Village may reject any bid if the evidence submitted by the Bidder, or an investigation of the qualifications and/or experience of the Bidder (including any proposed subcontractors), fails to satisfy the Village that such Bidder is sufficiently qualified or experienced to provide the goods or services required, or to carry out the obligations as required in this ITB. The Village, in its sole discretion, may request clarification or additional information to determine a Bidder's responsibility or responsiveness. The recommendation for award will be made by Village procurement staff, after consultation with the client department, and will be forwarded to the Village Manager for review and approval.

Basis of Award. The Village intends to award to the lowest, responsive, responsible bidder. The Village reserves the right to split awards with one or more vendors as determined to be in the best interest of the Village. If you are not willing to accept a split award, your submission must include the statement "bidding all or none".

Responsible Bidder. A contractor, business entity or individual which is fully capable to meet all of the requirements of the solicitation and subsequent contract, which possesses the full capability, including financial and technical, to perform as contractually required, and which must be able to fully document the ability to provide good faith performance.

Responsive Bidder. A contractor, business entity or individual which has submitted a bid that fully conforms in all material respects to the ITB and all of its requirements, including requirements as to form and substance.



E. FORM OF AGREEMENT

While the final agreement will be subject to negotiations, the Village intends to begin negotiations with its standard form of agreement, incorporating the Village's General Conditions and form of Payment and Performance Bond. These documents are appended to this ITB and incorporated herein.



F. REQUIRED SUBMITTALS-PORCTIONS OF BID

Tab 1 – Executive Summary

Tab 2 – Firm Qualifications, Experience & References

In this section, Bidders shall provide documentation to demonstrate the firm's experience performing work under the contract.

The Bidders shall include the following information:

- **Company Organizational Chart.** Submit an Organization Chart reflecting the organization of the company.
- **Licenses and Certifications.** Complete and submit information on all required and applicable licenses, permits and certifications held by the bidder as well as Key Personnel.
- **Proposed Subcontractors.** Submit information to demonstrate the qualifications and experience of subcontractors proposed to perform any portion of work. All proposed subcontractors are subject to approval by the Village.
- **Related Experience.** In this section, Bidders shall submit a written narrative describing at least three (3) contracts or engagements successfully completed in the last seven (7) calendar years including services similar in scope to those described herein. Bidders must include Company Name and Contact, description of services performed, length of contract, contract value and time frame of performance.
- **References.** Provide at least three (3) references familiar with your company operations and experience.

Tab 3 – Staff Qualifications & Experience

In this section, Bidders shall provide documentation to demonstrate the project team's experience performing work under the contract.

The Bidders shall include the following information.

- **Team Organizational Chart.** Submit a team organization chart that demonstrates the hierarchy of the Key Personnel that will be responsible for completion of the required services, including names, titles, and organization of the proposed team members.

- Key Personnel. Submit information to demonstrate the qualifications and experience of personnel shown on the Team Organization Chart who are proposed to perform the scope of work. Brief comprehensive resumes should be provided for each staff member listed.

Tab 4 – Project Approach

Proposed Approach & Methodology. In this section of the package, Bidders shall provide a written narrative describing the proposed approach and methodology for performing the services required for this Project. The narrative must provide a synopsis of the bidder's understanding of the scope of services and the intent of the Project. Briefly describe the approach the firm intends to take to successfully complete a quality and timely Project using the most cost-effective solutions and best practices. Include in this section the Firm's approach to project cost control.

Tab 5 – Price

Price submission submitted in the Lines Section in the on-line bidding system.



H. NOTIFICATION OF REQUIRED, FORMS, CERTIFICATIONS AND AFFIDAVITS

This solicitation requires the submission of the following Forms, Certifications or Affidavits:

Required Forms:

Certificate of Insurance
Vendor's W9

Notice of Automatic Certifications Listed in Solicitation

Section C General Terms & Conditions
Compliance with Laws; Non-Discrimination
Conflict of Interest

Attribute Certifications required in IONWAVE:

Various Certifications may be required and assigned as Attribute responses in the solicitation.

Signed Affidavit Forms Attached in this bid and Required to be submitted:

Lobbying Affidavit
Non-Collusion Affidavit



INSURANCES, IDEMNIFICATIONS, BOND REQUIREMENTS-BID

Insurance Requirements. Bidders should furnish proof of insurance or a written statement of assurance of Vendor's ability to meet the insurance coverage types and limits indicated below. No agreement will be approved or entered pursuant to this solicitation until all insurance coverage(s) indicated as required herein have been obtained.

Insurance / Bond Type	Required Limits
☒ Automobile Liability:	Coverage must be afforded under a per occurrence policy including coverage for owned, hired and non-owned vehicles. Combined single limit will be <u>\$1,000,000</u>
☒ Commercial General Liability:	Coverage shall be afforded under a per occurrence policy form. <u>\$1,000,000</u> Single Limit per Occurrence <u>\$2,000,000</u> General Aggregate <u>\$2,000,000</u> Products/Completed Operations Aggregate <u>\$1,000,000</u> Personal and Advertising Injury Liability
☒ Employer's Liability:	\$1,000,000 Each accident \$1,000,000 Disease each employee \$1,000,000 Disease Policy Limit
☒ Worker's Compensation:	Florida Statutory Limits of Chapter 440, Florida Statutes, and all Federal Government Statutory Limits & Requirements.
☐ Professional Liability:	Also referred to as Errors & Omissions \$1,000,000 Single Limit per Occurrence \$2,000,000 General Aggregate
☐ Pollution Legal Liability	Pollution Legal Liability Insurance shall be maintained by bidder and providing complete professional service coverage, including coverage for pollution liability that is the result of a breach of professional duties, for losses caused by pollution conditions that arise from the operations of the contractor, with limits of at least \$2,000,000 each occurrence and \$4,000,000 annual aggregate, with an extended recovery period of at least two (2) years beyond the last day of the term of this lease, and including coverage for: (a) third-party claims for on and off-site bodily injury and property damage; and (b) claims resulting in bodily injury, property damage or cleanup costs.



Insurance / Bond Type	Required Limits
☐ Builder's Risk	A Builder's Risk policy covering the loss or damage to the assets prior to their acceptance by the Village with a policy limit of \$1,000,000 for each occurrence and \$2,000,000 annual aggregate.
☐ Cyber Liability	Successful bidder must maintain network risk and cyber liability coverage (including coverage for unauthorized access, failure of security, breach of privacy perils, as well as notification costs and regulatory defense) with limits of at least \$2,000,000 per occurrence and \$4,000,000 annual aggregate. Such insurance shall be maintained in force at all times during the term of the agreement and for a period of two (2) years thereafter for services completed during the term of the agreement.
☐ Other Insurance Required	Liquor Liability Coverage must be afforded under a per occurrence policy form for limits not less than \$1,000,000 Each Occurrence and \$2,000,000 Aggregate. Garage Keeper's Liability Coverage shall be required if the maintenance, servicing, cleaning or repairing of any motor vehicles is inherent or implied within the provision of the contract. Coverage must be afforded under a per occurrence policy form for limits not less than equal to the full replacement value of the lot or garage. Aircraft Liability Coverage must be carried in limits of not less than \$5,000,000 for each occurrence. Warehouse Legal Liability Coverage must be afforded under a per occurrence policy form for limits not less than \$1,000,000 Each Occurrence and \$2,000,000 Aggregate. Motor Truck Cargo Policy - per agreement Property Insurance - per agreement

All bidders should furnish proof of acceptable insurance. A copy of the bidder's current insurance certificate or a statement from the bidder's insurance company verifying the bidder's ability to obtain the insurance coverage as stated herein, should be submitted with the bid.



No agreement will be approved or entered pursuant to this ITB until all insurance coverage(s) indicated herein have been obtained. The cost for obtaining insurance coverage is the sole responsibility of the successful bidder. The successful bidder must obtain and submit to the DPC within five (5) calendar days from the date the Notice of Intent to Award (or if no NOI, then Notice of Award) is issued, proof of the foregoing required minimum insurance coverages on a standard ACORD form. The insurance provided will include coverage for all parties employed by the bidder. At the discretion of the Village, all insurance limits may be re-evaluated and revised at any time during the term of the Agreement.

Additional Insured. The Village shall be named as an additional insured on all policies except for workers' compensation. The policy shall be endorsed to include the following language "The Village of Estero, and its officers, officials and employees, are to be covered as an additional insured with respect to liability arising out of the "work" or operations performed by or on behalf of the insured, including materials, parts or equipment furnished in connection with such Work or Operations."

Acceptability of Insurers. Insurance is to be placed with insurers duly licensed and authorized to do business in the State of Florida and with an AM Best rating of not less than A-Vii. The Village in no way warrants that the above required minimum insurer rating is sufficient to protect the successful bidder from potential insurer insolvency.

Waiver of Subrogation. Insurance will be primary and noncontributory and shall include a Waiver of Subrogation by both the successful bidder and its insurers in favor of the Village on all policies including general liability, auto liability and the workers' compensation policy, as well as any umbrella or excess policy coverage.

Certificate of Insurance. Prior to the execution of an agreement or the issuance of a Purchase Order, and then annually upon the anniversary date(s) of the insurance policy(s) renewal date for as long as the agreement is in effect, successful bidder must furnish the Village with a certificate of insurance using an ACORD form and containing the solicitation number with Village of Estero named as an additional insured on the applicable coverage. A current insurance certificate or a statement from the successful bidder's insurance company verifying the ability to obtain the insurance coverage as stated herein, should be submitted with the bid. The appointed insurance agent or carrier shall be duly licensed to provide coverage and honor claims within Florida.

Policy on Request. When requested in writing by the Village, the successful bidder will provide the Village with a certified copy of all applicable insurance policies.

Change in Coverage. The successful bidder is required to provide a minimum of thirty (30) days written notice to the Village Risk Manager of any cancellation, nonrenewal, termination, material change or reduction of any coverage called for herein. If the successful bidder fails to meet the requirements set forth herein, the Authority may terminate any agreement it has with the successful bidder.



Bid Bond If this box is checked, pursuant to Florida Statutes § 255.051, a bid must be



accompanied by a bid bond or a certified check or cashier's check on a solvent bank or trust company, made payable to the Village of Estero, in an amount of five percent (5%) of the bidder's bid or the stated project value (whichever is greater), as a guarantee that, if the Bid is accepted, the bidder will take all subsequent steps to finalize the Village's contract documents and to begin to perform under the contract, including furnishing a Payment and Performance Bond to the Village. To be eligible to submit a bid, on the date of bid submission, a bidder must hold as current and in good standing all licenses, certificates, and registrations (including DBPR licensure and Division of Corporations registration). **Pursuant to Florida Statutes § 489.131, Bids submitted for the construction, improvement, remodeling, or repair of public projects must be accompanied by evidence that the bidder holds the required and/or appropriate current certificate or registration, unless the work to be performed is exempt under Florida Statutes § 489.103.**

The Village of Estero reserves the right to reject any or all bids and to waive any informalities in the bid and/or Bid Bond. Acceptance or rejection of bids will be made as soon as practicable after the bids are opened, but the Village reserves the right to hold bids for ninety (90) days from the date of opening.

☒ **Payment and Performance Bond.** If this box is checked. Pursuant to Florida Statutes § 255.05. The requirements for this bond are included in Attachments.

Line #	Description	QTY	UOM	Superior Builders Group, Inc.		Honc Industries		Pavement Maintenance, LLC	
				Total Price	Bid Withdrawn 7/28/2026	Total Price	\$244,075.00	Total Price	\$248,535.00
				Unit	Extended	Unit	Extended	Unit	Extended
1	EARTHWORK AND DEMOLITION								
1.1	Mobilization	1	lump sum	\$5,000.00		\$244,075.00	\$244,075.00	\$248,535.00	\$248,535.00
1.2	Remove Driveway Pavement	45	square yard	\$174.41		\$29,600.00		\$49,075.00	
1.3	Selective Clearing and Grubbing. (Estimated at .8 acres)	1	acre	\$9,087.00		\$135.00	\$129.00		
1.4	Coarse Aggregate for Path Fill Areas	215	cubic yard	\$165.98		\$30,250.00		\$24,600.00	
1.5	Restoration of Previously Cleared Vegetated Area	1	lump sum	\$4,680.00		\$790.00		\$627.00	
						\$8,300.00		\$34,250.00	



10826 Addendum 1 Honc Industries Supplier Response

Event Information

Number: 10826 Addendum 1
Title: Estero River Park Phase 2 Path
Type: Invitation to Bid
Issue Date: 6/24/2026
Deadline: 7/24/2026 11:00 AM (ET)
Notes: The Village of Estero, FL, in good faith, invites the submission of sealed bids 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 bids for **Estero River Park Phase 2 Path** 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 your bid 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.

Contact Information

Contact: Steve Gillette
Address: Procurement Manager
9401 Corkscrew Palms Cir
Estero, FL 33928
Email: gillette@estero-fl.gov

Honc Industries Information

Contact: Baylie Eikmeier
 Address: 10101 Mallory Pkwy E
 Saint James City, FL 33956
 Phone: (238) 283-5454 x104
 Email: Baylie@honc.com

<div style="text-align: justify;">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 120 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, unless otherwise noted in your submission, 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.</div>

Jake Herring

Signature

Submitted at 7/24/2026 10:30:56 AM (ET)

jake@honc.com

Email

Requested Attachments**Proof of Insurance**

Certificate Village of Estero.pdf

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

Lobbying Affidavit

Lobbying Affidavit.pdf

Upload Lobbying Affidavit found in Attachments

W9

2026 W9 (1).pdf

Vendor's W9 (IRS form revised in 2024)

Non-Collusion Affidavit

Non-Collusion Affidavit.pdf

Upload form Non-Collusion Affidavit found in Attachments

Upload Affidavit

Foreign Country of Concern
Attestation.pdf

Upload signed Affidavit for FS 287.138 and 787.06 found in Attachments

Response Attachments**Bid Bond.pdf**

Bid Bond

Bid Attributes

1 Addendum # 1 Acknowledgement

Addendum # 1 was issued and I acknowledge reading and understanding the change before I submitted my bid. A summary of changes is listed in the Attachments tab.

☒ I have read and accept

2 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

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

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.

N/A

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

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

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

Bid Lines**1 Package Header****EARTHWORK AND DEMOLITION**

Total:

Package Items**1.1 Mobilization**

Quantity: 1 UOM: lump sum Price: Total:

1.2 Remove Driveway Pavement

Quantity: 45 UOM: square yard Price: Total:

1.3 Selective Clearing and Grubbing. (Estimated at .8 acres)

Quantity: 1 UOM: acre Price: Total:

1.4 Coarse Aggregate for Path Fill Areas

Quantity: 215 UOM: cubic yard Price: Total:

1.5 Restoration of Previously Cleared Vegetated Area

Quantity: 1 UOM: lump sum Price: Total:

Response Total: \$244,075.00



ESTERO RIVER PARK PHASE 1A - INTERNAL PATHWAYS

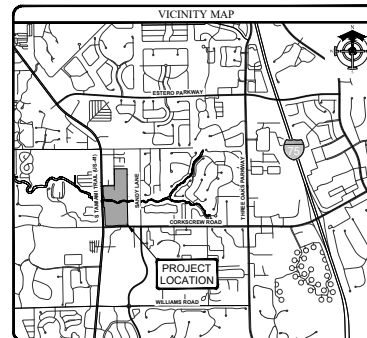
CONSTRUCTION PLANS

LOCATED IN SECTIONS 28 & 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PROJECT INFORMATION	
ZONING	MIXED USE PLANNED DEVELOPMENT (MPD)
PARCEL ID	28-46-25-E3-U1926 2421, 28-46-25-E3-U1937 2428, 28-46-25-E3-U1939 2411, 28-46-25-E3-U1944 2419, 28-46-25-E3-U1944 2435, 28-46-25-E3-U1944 2447, 28-46-25-E3-U1944 2456, 33-46-25-E2-U1926 2390, 33-46-25-E2-U1935 2408, 33-46-25-E2-U1936 2375, 33-46-25-E2-U1936 2400, 33-46-25-E2-U1937 2384, 33-46-25-E2-U1937 2407, 33-46-25-E2-U1939 2406, 33-46-25-E2-U1941 2390, 33-46-25-E2-U1941 2406, 33-46-25-E2-U1948 2389

CONSULTANTS		
ENGINEER	LANDSCAPE ARCHITECT	SURVEY
RESPEC 1412 JACKSON ST., SUITE #1 FORT MYERS, FL 33901 (239) 418-0591	DAVID M. JONES AND ASSOCIATES, INC. 2201 MAGNOLIA GARDEN BLVD FORT MYERS, FL 33901 (239) 337-0505	HARRIS-JORGENSEN, LLC 3048 DO PRADO BLVD. S. SUITE 3A CAPE CORAL, FL 33904 (239) 237-0024

UTILITY PROVIDERS		
WATER & SEWER LEE COUNTY UTILITIES 1200 S. GULF BLVD. #2 FORT MYERS, FL 33907 (888) 533-8666	ELECTRIC FLORIDA POWER AND LIGHT 1000 S. GULF BLVD. #2 FORT MYERS, FL 33901 (888) 375-3434	TELEPHONE LUMEN 2150 S. GULF BLVD. FORT MYERS, FL 33916 (888) 277-4827
CABLE COMCAST 5400 FRUITVILLE BLVD SANICATA, FL 33908 (844) 344-3677	GAS TECO 2901 ENTERPRISE DRIVE FORT MYERS, FL 33909 (800) 400-8020	FIRE DISTRICT ESTERO FIRE RESCUE 2150 S. GULF BLVD. #2 ESTERO, FL 33928 (239) 393-6000



SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	MASTER SITE PLAN
3-6	SITE PLANS

REVISIONS SUMMARY			
REV.	DATE	DESCRIPTION	REVISED SHEET

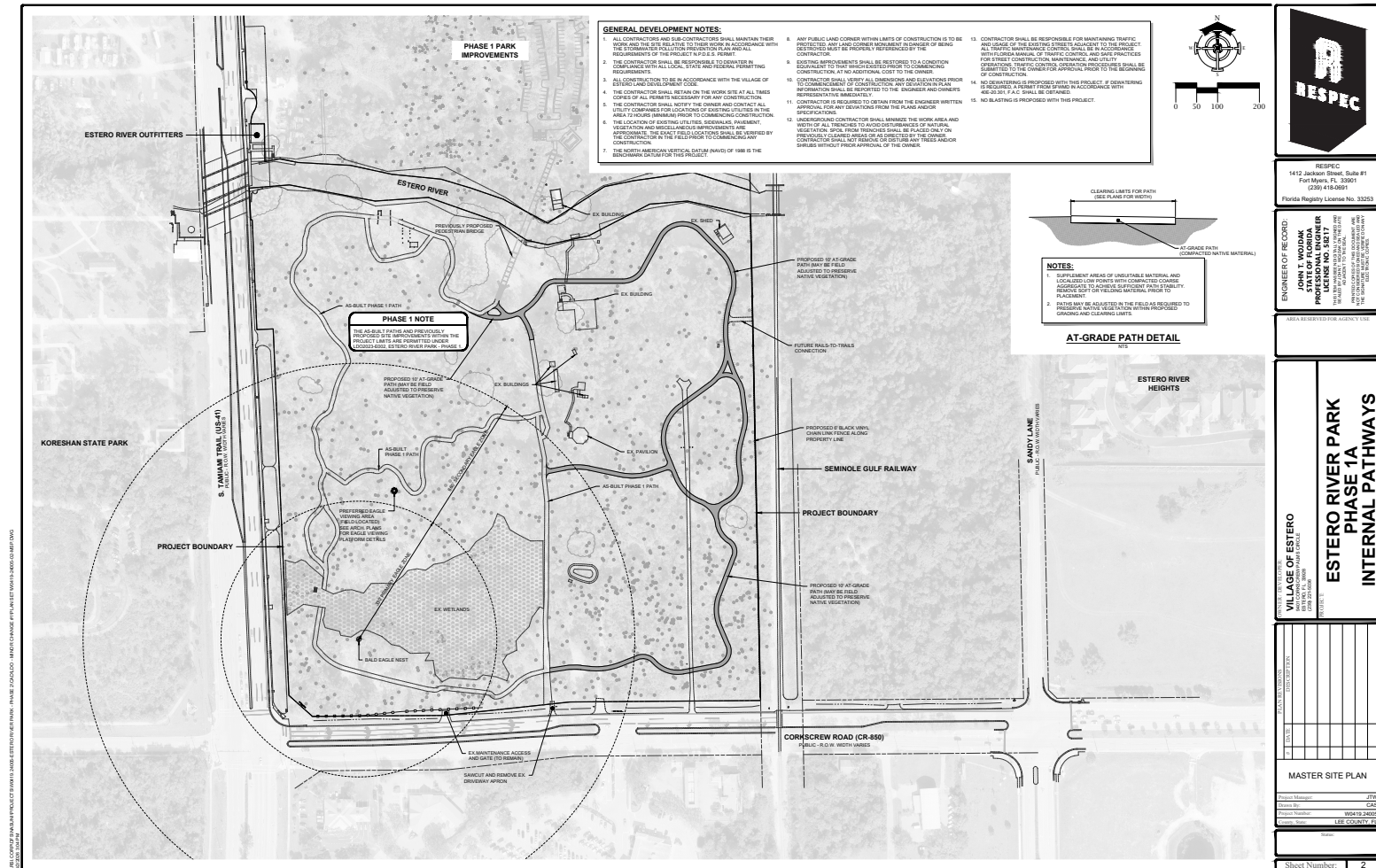
CONSTRUCTION INFORMATION

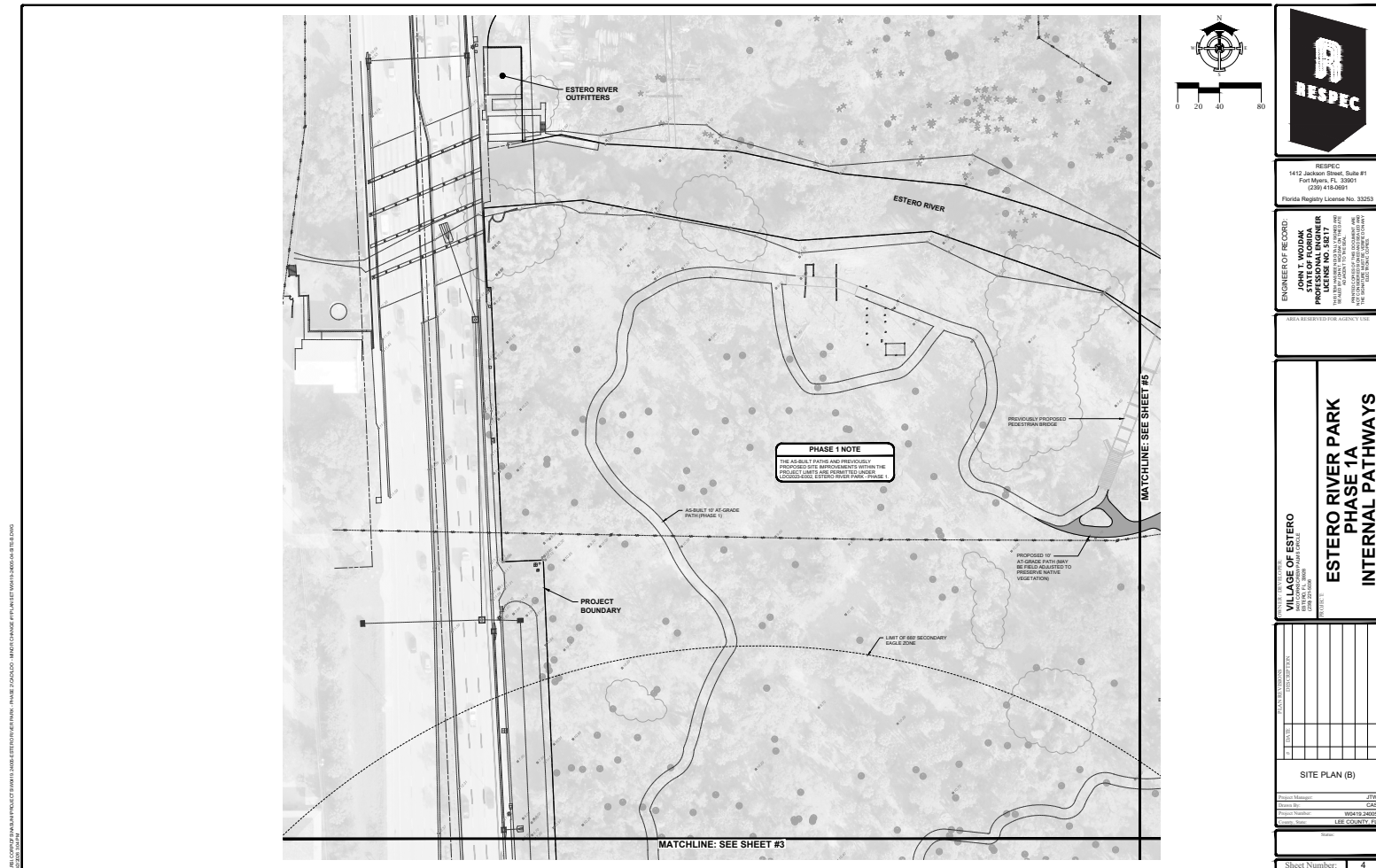
Always call 811 two full business days before you dig.

Call Before You Dig: 811

CALL BEFORE YOU DIG: 811

[illegible]









AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9,2026

Agenda Item:

RiverPark Trails Non-Native Plant Treatment

Motion to approve award of Invitation to Bid 10626 with Earth Balance to provide non-native plant treatment services to RiverPark for \$90,895 over five years.

Approve a \$9,000 contingency for additional services that may be required to complete the project.

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

Background:

The Village of Estero purchased approximately 62.5 acres of property along the Estero River, that is now known at the Estero RiverPark, in January 2019. The land was purchased to protect the Estero River and create a public park along the Estero River. Phase 1 of the RiverPark was completed earlier this year. It includes an entrance off County Road & Highlands Avenue, parking, restroom building, pedestrian bridge over the Estero River, boardwalks and trails.

Over the past several years the Village has pursued and received several grants to treat non-native plants on the Estero RiverPark property. While these treatments have provided some improvement, to better control non-native plants, the Village will require more regular treatments. This is especially important now that the park is open to the public.

Description:

An Invitation to Bid (ITB 10626) was publicly advertised on July 8, 2026 to treatment non-native plant on the Estero RiverPark property. The Village received five bids from qualified firms; Earth Balance, Solitude Lake Management, LLC, Milborne, LLC, Earth Tech Environmental, LLC, Crosscreek Environmental. The tabulation sheet is attached. The lowest, responsive, responsible bidder is Earth Balance.

Page 1 of 3

Village Staff has recommended award to the lowest, responsive, responsible bidder, Earth Balance. Following is a summary of the proposed scope of services.

- For years 1 & 2, two applications per year
- For years 3-5, one application per year

Additional details regarding the scope of services are included in the attached purchase order and ITB scope of services.

Action Requested:

Motion to approve award of Invitation to Bid 10626 with Earth Balance to provide non-native plant treatment services to RiverPark for \$90,895 over five years.

Approve a \$9,000 contingency for additional services that may be required to complete the project.

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

Process and Timeline:

The first treatment will occur within 45-days of purchase order. Subsequent treatments will occur approximately every 6-months for the first two years. Then once a year in years 3-5

Financial Impact:

The purchase order is for five years, with two treatments each of the first two years and one treatment per year in three through five. Funding this year is provided by the RiverPark Construction budget. In future years, costs will be covered by the Estero RiverPark maintenance budget.

Years 1 & 2:	\$25,790
Years 3-5:	\$12,895
Contingency:	\$9,000
Total:	\$99,265 (over five years)

Prepared by: David Willems, P.E.

Attachments:

1. Purchase Order Non-Native Plant Treatment
2. Bid Tabulation Sheet
3. Bid Scope of Services
4. Location Map



Village of Estero

Purchase Order

Billing address:

9401 Corkscrew Palms Circle Suite 101
 Estero, FL 33928-6275
 (239) 221-5035

Shipping address:

9401 Corkscrew Palms Circle Suite 101
 Estero, FL 33928

Vendor Name: Earth Balance		Purchase Order Number: TBD			
Vendor Address: 2570 Commerce Pkwy North Port, FL 34289		Quote/Bid Date: 7/8/2026			
Vendor Phone:		Date Ordered: 9/9/2026			
Vendor Fax:		Payment Terms: Net 30 days from receipt of invoice			
Vendor Contact:		Ship Via ☐ UPS ☐ Fed-X ☐ P/U ☐ Other			
Reason for Purchase Non-Native Plant Treatment-Village Trails					
Accounting Code:	Qty:	Unit:	Description:	Unit Price:	Extended Price:
	7	per	Award of ITB 11026 for Non-Native Invasive Plant Treatment	\$12,895.00	\$ 90,265.00
			RiverPark Trails		\$ -
					\$ -
			Application Rates listed as Exhibit A		\$ -
					\$ -
			Services scheduled to begin 9/9/2026		\$ -
			Years 1 and 2 require two applications, Years 3-5 require one app.		\$ -
			Services billed monthly for completed work		\$ -
			5 year Agreement		\$ -
				Total:	\$ 90,265.00

Florida Sales Tax Exempt #: 85-8016684668C-2

Additional Terms:

Attached Terms and Conditions become binding on this Order
 This order subject to all terms and conditions included ITB 10626
PO Number must be on all invoices

Requested By: Administration

Village Manager Signature: _____
 Steve Sarkozy

Date: _____

TERMS AND CONDITIONS

1. **PURCHASE ORDER AND PART NUMBER.** Village of Estero (Buyer) Purchase Order numbers must appear on all invoices and packing lists. Purchase Order numbers must show on all Bills of Lading, cartons, containers, etc.
2. **PRICE.** This order is not to be filled at a higher price than last charged or quoted unless so authorized in writing by the Village of Estero Procurement Office.
3. **INSPECTION.** All materials ordered are subject to inspection and test by Buyer. Buyer shall have the right to reject or to require correction of material found not to conform to this purchase order. At Buyer's option, rejected material will be held for Seller's instruction and at Seller's risk or returned at Seller's expense. Payment for material prior to inspection shall not constitute Buyer's acceptance.
4. **ENTIRE CONTRACT.** The terms and conditions stated herein shall constitute the entire contract between Buyer and Seller and no agreement or other understanding in any way modifying the same will be binding unless made in writing and signed by a duly authorized representative of Buyer. This PO is governed by Buyer's Procurement Code which Seller is obligated to review and understand. If this PO results from an ITB or other formal solicitation of Buyer, Buyer's solicitation documents, as well as Seller's resulting bid or response, are incorporated into this PO by reference with the Buyer's documents having precedence over Seller's bid or response.
5. **ACCEPTANCE.** Acceptance is limited to the provisions set forth in this order including these terms and conditions and those on the face hereof or incorporated herein by reference. Seller's performance of any work or shipment of any materials covered by this order, without having received Buyer's express written assent to a modification of or addition to the terms hereof shall constitute Seller's acceptance of these terms despite any language to the contrary in Seller's quotation, acknowledgement, confirmation or other communication made in response to this order, and such action by Seller shall constitute a waiver of any such language. Buyer's silence or acceptance of any work performed, or materials shipped shall in no event be deemed Buyer's acceptance of any terms contained in Seller's quotation, acknowledgement, confirmation or other communication received from Seller which are different from or in addition to the terms hereof.
6. **DELIVERY.** Time is of the essence in the filling of this order. No delays in shipment of material or rendition of services will be permitted except as authorized by Buyer in writing. Please notify Buyer at once of anticipated delay. Excessive or unusual transportation charges caused by Seller's inability to deliver by specified date and in specified quantities shall be charged back to Seller. Right is reserved to cancel this order if the foregoing is not complied with. In the event of cancellation pursuant to this clause, Buyer may procure similar articles or services elsewhere or secure the manufacture and delivery of the articles by purchase order or otherwise, and Seller shall be liable to Buyer for any excess cost.
7. **PACKING AND SHIPPING.** All goods shall be packed, crated and braced to prevent damage or deterioration and classified on bills of lading in accordance with National Motor Freight or Uniform Freight Classification rules and regulations and carriers' tariffs. No charges shall be paid by Buyer for preparation, packing, crating, or cartage unless separately stated in the order. All shipments to be forwarded on one day to one address shall be consolidated and shipped to ensure lowest transportation charge. Buyer's count or weight shall be final and conclusive on shipments.
8. **CHANGES AND CANCELLATION.** Buyer may at any time by written order make changes in the materials or work ordered, including changes in drawings and specifications, or require additional work or materials. If such changes cause an increase or decrease in Seller's cost or in the time required for performance, an equitable adjustment shall be made and this order shall be modified in writing. Failure to agree to an adjustment shall not excuse the Seller from proceeding with this order as changed. Buyer reserves the right to cancel or suspend all or, from time to time, any undelivered or unexecuted portion of this order. Changes shall not be binding until agreed to in writing by the Village of Estero Procurement Office.
9. **WARRANTY.** In addition to any warranty implied by fact or law, Seller expressly warrants all items to be free from defects in design, workmanship and materials; to conform strictly to applicable specifications, drawings, approved samples, if any; and to be fit and sufficient for the purpose intended, and to be merchantable. Such warranties, together with all other service warranties of Seller, shall run to Buyer. All warranties shall survive inspection, test, acceptance of and payment by Buyer. In the event of breach of warranty, Buyer may, at its option, either return for credit or require prompt correction or replacement of the defective or nonconforming material to the satisfaction of the Buyer. In the event that Seller is unable to correct or replace the same, Buyer, at its elect, may correct or replace the same and Seller shall reimburse Buyer for the full cost of making such correction or replacement.
10. **WARRANTY — PRICE.** Seller warrants that the Buyer shall not be billed at prices higher than stated on this Purchase Order unless authorized by a Purchase Order Change Notice issued and signed by Buyer. Seller represents that the price charged for the goods or services covered by this order, is the lowest price charged by the Seller to buyers of a class similar to Buyer under conditions similar to those specified in this order and the prices comply with applicable government regulations in effect at time of quotation, sale or delivery. Seller agrees that any price reduction made in items covered by this order subsequent to the placement of this order will be applicable to this order.
11. **PATENTS AND DESIGN RIGHTS.** Seller agrees to defend, protect and save Buyer harmless against all suits and from all damages, claims and demands for actual or alleged infringement of any patents by reason of any manufacture, use of materials covered by this order except insofar as any such suit, damage, claim or demand is directly attributable to such materials being manufactured by Seller according to Buyer's detailed design. Seller hereby agrees that if this order covers development work and any discoveries, inventions or patents result therefrom, the entire right, title and interest in and to such discoveries, inventions and patents shall belong exclusively to Buyer.
12. **INDEMNIFICATION.** Seller agrees to indemnify, defend and hold Buyer, its officers, employees and agents, harmless from any and all costs, losses, expenses, damages, claims, suits, or any liability whatsoever, including attorney's fees, resulting from injury, including death, to person or damage to property arising out of or in any manner connected with the performance of this order, whether arising out of, caused by or contributed to in whole or in part by the acts or omissions of Seller, or its subcontractors or their respective employees. Seller agrees to maintain and require its subcontractors to maintain (1) public liability and property damage insurance in amounts satisfactory to Buyer, to cover the obligations set forth above, and (2) Workman's Compensation Insurance covering all employees engaged in the performance of this order. Seller shall furnish to Buyer certificates evidencing such insurance.
13. **COMPLIANCE WITH LAWS AND REGULATIONS.** Seller agrees that it will comply with all federal, state and local laws and regulations applicable to the production, sale and delivery of the goods or the furnishing of any labor or services called for by this order, and any provisions required thereby to be included herein shall be deemed to be incorporated herein by reference. Without limiting the generality of the foregoing: (a) There is

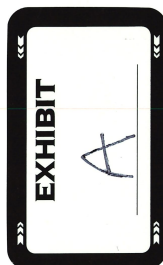
3/18/2026

incorporated herein by reference the contract provisions of paragraphs (1) through (7) of Section 202 of Executive Order 11246, as amended, provided that where necessary to make the context thereof applicable to this order the term "Contractor" shall mean Seller and the term "Contract" shall mean this order. (b) Seller certifies that the goods called for by this order have been or will be produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended, and a certification evidencing such compliance shall be printed, stamped or typed on Seller's invoices.

14. **OCCUPATIONAL SAFETY AND HEALTH.** Seller represents that all goods and/or services sold or furnished to Buyer hereunder will comply with all applicable laws and governmental regulations relating to the occupational safety and health of employees, specifically including the Federal Occupational Safety and Health Act of 1970 and any rules, regulations, standards or order issued thereunder, (herein collectively called "Occupational Safety and Health Requirements") and Seller agrees to indemnify and hold harmless Buyer against any claims, losses, damages, fines, penalties, costs and expenses suffered or incurred by Buyer as a result of any violation of or noncompliance with any Occupational Safety and Health Requirements caused or contributed to by the failure of such goods and/or services to so comply. Seller agrees upon request to furnish to Buyer any and all information regarding the ingredients of goods sold or furnished to Buyer hereunder and to comply with any other reasonable request of Buyer made in connection with the application of any Occupational Safety and Health Requirements to Buyer, its employees and property.
15. **CHOICE OF LAW.** This order and the performance by the parties hereunder shall be construed and governed by the law of the State of Florida. Seller has been provided with a copy of this PO and its performance under the PO shall be deemed acceptance of all its terms and conditions.
16. **DIVERSITY/EQUITY/INCLUSION CERTIFICATION.** Pursuant to Florida Statutes § 166.04971, the Client is prohibited from funding the promotion of diversity, equity, and inclusion initiatives. Pursuant to Florida Statutes § 287.139, Contractor shall certify to Client prior to executing this Agreement that the funds paid to Contractor will not be used to require its employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials relating to diversity, equity, and inclusion, as defined in Florida Statutes § 166.04971.

3/18/2026

Line #	Description	Mfgr	Mfgno	QTY	UOM	Estimated	Earth Balance	
							Total Price	Extended
1	Non-Native Invasive Plant Treatment Applica						Unit	\$90,265.00
1.1	Plant Treatment Application			7	Per Applicat		\$90,265.00	\$90,265.00
							\$12,895.00	



1 Non-Native Invasive Plant Treatment Application.				
Supplier	QTY	UOM	Price	Extended
Earth Balance			\$90,265.00	\$90,265.00
SOLitude Lake Management, LLC			\$144,704.00	\$144,704.00
Milborne, LLC			\$158,152.54	\$158,152.54
Earth Tech Environmental, LLC			\$171,143.00	\$171,143.00
Crosscreek Environmental			\$196,000.00	\$196,000.00

1.1 Plant Treatment Application				
Supplier	QTY	UOM	Price	Extended
Earth Balance	7	Per Application	\$12,895.00	\$90,265.00
SOLitude Lake Management, LLC	7	Per Application	\$20,672.00	\$144,704.00
Milborne, LLC	7	Per Application	\$22,593.22	\$158,152.54
Earth Tech Environmental, LLC	7	Per Application	\$24,449.00	\$171,143.00
Crosscreek Environmental	7	Per Application	\$28,000.00	\$196,000.00

TABULATION
SHEET



B. INTRODUCTION-SCOPE OF SERVICES

Introduction / Location. The project area is an approximately 31.02-acre portion of Village Trails located at 8791 Corkscrew Road, Estero Florida 33928. The project area is bounded by US 41, Corkscrew Road, the Estero River and the Railroad. Access to the project area can be made from Corkscrew Road. Additional maps illustrating the project location are attached to this Scope of Work (SOW).

Project Description

The project involves treatment of all currently listed Florida Invasive Species Council (FISC) Category 1 and 2 exotic plants and nuisance plants on approximately 31.02 acres of the park, south of the river. Nuisance plants include small bamboo, ragweed (*Ambrosia artemisifolia*), dogfennel (*Eupatorium capillifolium*), cattail (*Typha* spp.). The contractor will be asked to retreat if individual treatments do not meet 95% success criteria. This bid request is for a single treatment. Treatment for this project can be basal, cut stump, or foliar. Old World climbing fern shall be poodle-cut. Access into the site for bid preparation will be from Corkscrew Road.

Exotic species recently observed in the project area include, but are not limited to, melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), Peruvian primrose-willow (*Ludwigia peruviana*), Earleaf acacia (*Acacia auriculiformis*), date palm (*Phoenix reclinata*), Java plum (*Syzygium cumini*), carrotwood (*Cupaniopsis anacardioides*), orchid tree (*Bauhinia* sp.), lantana (*Lantana camara*), climbing cassia (*Senna pendula*), Caesarweed (*Urena lobata*), rosary pea (*Abrus precatorius*), Old World climbing fern (*Lygodium microphyllum*), Guineagrass (*Megathyrsus maximus*) and cogongrass (*Imperatus cylindrica*). Small diameter bamboo shall also be treated. These and any other exotic or nuisance species should be targeted.

Work Specifications.

- Large bamboo shall not be treated
- Contractors must use the most recent edition of the FISC List at time of herbicide application.
- The contractor shall only use labeled herbicides approved for use by the FDEP. Herbicides shall be applied per manufacturer's recommendations by a state licensed pesticide applicator, licensed in natural areas. The contractor shall adhere to all Federal, State, and local regulations governing the application, transportation, storage, use, and disposal of products used in performance of this contract. The contractor shall, upon request, supply the Village with a copy of the Material Safety Data Sheet for each type of herbicide used.
- All herbicides shall contain a fluorescent non-toxic dye to allow for monitoring of herbicide dispersal.
- The contractor must apply herbicides in such a manner as to protect non-target organisms, the environment, and the public.
- Herbicides are not to be applied:
- Within 2 hours of rainfall (previous or eminent).

- If the vegetation is wet.
- In windy conditions.
- Damage to any existing infrastructure, including underground utility lines, private property, fences, berms, roads or buildings caused by contractor is the responsibility of the contractor to repair and not the Village of Estero
- Contractor must ensure all on-site crew members know how to identify the FISC listed invasive exotics from the native vegetation, especially the grasses and sedges.
- All trash generated during the work will be removed from the site and properly disposed of offsite by the contractor.
- Contractor must have experience in successfully working in wetlands and mitigation areas.
- Prior to delivering staff and equipment, all vehicles, contractor gear/equipment will be washed and free of dirt, seeds or vegetation that could introduce exotics from other job sites onto the preserve. If vehicles travel off-site other than on paved roads, vehicles will need to be washed again before re-entering the site.
- Contractors enter the site at their own risk. Tree stumps, cypress knees, changes in terrain and wet conditions may be encountered.
- All vehicles and equipment used while conducting treatments will have logos or printed paper on dashboards identifying the contracting firm and contact phone number.
- The Village of Estero will provide a combination lock on the identified access gate for contractor access once the project has been awarded. The access gate is to remain closed and locked at all times with the lock closed in a loop so that all locks in the chain can be opened, and with the combination scrambled.
- Vegetation may be hand pulled, foliar sprayed, basal barked or cut stump treated. Cut stump is the preferred method for woody species. *Lygodium* shall be poodle cut. Contractor must be aware of on-site conditions (e.g. water levels) when choosing herbicides to use on this project to prevent non-target death.
- Grass-specific herbicides and/or carefully selective backpack spraying shall be utilized in areas where exotic grasses are intermixed with a diversity of native herbaceous vegetation.
- During the work, herbicide sheets must be submitted weekly to the project manager. These sheets must include the dates of treatment, herbicide and application rates, control methods (foliar, basal, cut stump, etc.), target species, and acres treated.

Additional Requirements and Specifications. Prior to commencement of this project, the project manager must be notified of planned start date and estimated end date for work.

A bald eagle nest occurs in the southwestern portion of the project area. Work shall not be conducted during bald eagle nesting season (October 1 - May 15).

All herbicide treatments shall be at least 95% effective in preventing re-growth of target species with minimal non-target damage. If a 95% kill rate is not achieved within 45 days of the first treatment, the contractor shall be responsible for re-treatment of the area at no expense to The Village. The 45 days will start from the date the contractor notifies the project manager that the work is completed. If contractor does not notify project manager of the completion date, staff will start the 45 days from when they do a site visit and confirm unit has been completed.

Invoices will not be processed until the project manager signs off on effectiveness of treatment meeting 95% kill. Invoices can be submitted at the completion of the treatment. The contractor shall provide a project summary detailing: dates of treatments, solution mixture (herbicide/ adjuvant/ surfactant) & percentage, total amount applied, species treated and acreage completed

prior to invoice submittal.

No wildlife, including snakes, should be harmed or harassed. No palmetto berry harvesting is allowed.

State-listed threatened and endangered plants exist within the project area. Utmost care and best management practices must be employed to ensure that non-target damage to these plants does not occur.

The Contractor shall be solely responsible for examining the project area identified on maps provided by the project manager to arrive at an accurate cost determination for the work involved during the time period of the year for which the work will occur. Contractor shall be responsible for determining the type and amount of equipment and labor necessary to complete the work in accordance with the specifications and contract time. Each payment shall be considered full compensation for all labor, equipment, tools, materials, disposal costs, mobilization, demobilization, and other items necessary and incidental to complete the specified work.

There will be no scheduled pre-bid site visit, but contractors are encouraged to inspect the management unit during a pre-bid inspection period. Access during this time will be provided through the access gate shown on the attached map. The site is an active construction area and PPE must be worn.

Project Time Frame. Two applications per year for the first two years are required. Starting in the third year of the agreement, the Village will require one application per year.

Agreement Start Date. Agreement starts immediately preceding award.

Term of Award. If awarded, the terms of this solicitation shall be in effect for five (5) years. The Village reserves the right to renew this contract (or any portion thereof) and to negotiate lower pricing as a condition for each renewal. The Village's performance and obligation to pay under this contract, and any applicable renewal options, is contingent upon annual appropriation of funds.

Minimum Qualifications. All qualifications of firms submitting bids will be reviewed and evaluated by Village staff, and a decision made as to which companies are qualified, and which are not. The pricing of only those companies found to be qualified, responsible and responsive will be considered.

Criteria One – Experience & References

Experience and References. Documentation of a minimum of three (3) years of experience in performing the suite of services (concurrently maintaining irrigation systems, mowing medians and roadways, tree trimming, and landscape maintenance) similar in size and scope as to what is being requested herein. Provide a minimum of three (3) similar size accounts that your firm has been servicing to prove the required experience. Include the name, phone number, and e-mail address of your contact at each of these accounts. NOTE: One of these accounts must be a governmental entity.

Criteria Two - Past Performance with the Village of Estero.

If your company has performed similar work for the Village of Estero in the past two years please

state dates of service, area(s) serviced, and any feedback on your work (positive or negative) that you may have received from Village personnel. Please also indicate the name(s) of Village personnel with whom you reported to while performing the service.

Criteria Three - Proof of Certifications and Insurance which include:

- Pesticide and Right of Way Licenses. Provide proof of a State of Florida pesticide Natural Area and Right of Way license or a Commercial Applicator License for all those that will be working on the various projects. Please provide copies of all employees' licenses. You must possess a Pesticide license and a Right of Way license at the time that your bid is submitted. (In the event of an award, a Material Safety Data Sheet in compliance with the standards set forth in the Occupational Safety and Health Administration (OSHA) Hazard Communication Standard (H.C.S.), 29 CFR 1910, 1200, shall be provided.)
- Proof of Insurance. See section I for insurance coverage requirements

Areas to be Serviced. See attached map labeled sow 2026 southside

Designated Contact. The awarded bidder shall appoint a person or persons to act as a primary contact for the Village. This person or back-up shall be readily available during normal work hours by phone or in person and shall be knowledgeable of the terms and procedures involved.



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Broadway Ave West Improvements Change Order 01

Motion to approve Contract No. 26010 Change Order 01 for CW3 Engineering to provide professional services for the design and permitting of utility improvements along Broadway Ave West for \$382,820.

Approve a \$38,000 contingency for additional services that may be required to complete the project.

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

Background:

The Village received a CDBG-DR award from Lee County through HUD in March 2025 for a critical infrastructure improvements project totaling \$15 million. This phase focuses on enhancing safety and addressing drainage issues along Broadway Avenue West.

To strengthen the area's resilience, the Broadway Avenue West Improvements Project aims to upgrade infrastructure, improve public safety, and enhance accessibility for the community. The existing infrastructure is insufficient for flood control and does not adequately support pedestrian and cyclist traffic, creating safety concerns that this project seeks to resolve.

Key improvements include installing drainage infrastructure to manage excess runoff, prevent ditch overflow, and reduce flood risks. Additional enhancements will feature 11-foot travel lanes (with paved shoulders where feasible), the addition of turn lanes, and the expansion and upgrade of pedestrian pathways. These upgrades will provide safer, more sustainable transportation options for all community members.

The Village hired CW3 Engineering in December of 2025 to design and permit the roadway safety and drainage improvements. Over the past several months CW3 has been working hard to meet the grant schedule by completing the project design and permitting. As the design has progressed, numerous conflicts with Lee County Utilities (LUC) potable water

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and sewer force main were identified. During preliminary coordination efforts, Lee County Utilities staff indicated they do not have funding available to relocate these utilities to accommodate the Village's project.

Description:

To keep the project moving forward and not put the CDBG-DR funding at risk, Village Staff is recommending the Village process the attached change order to allow CW3 Engineering to design and permit the utility improvements that are required to accommodate the Broadway Ave West Improvement project. The proposed scope included the following services:

- Project Management
- Utility Coordination
- Utility Analysis & Design
- Permitting
- Bidding Support

Additional details on the project scope of services are provided in the attached contract 26010 CO 01

Village staff will work with LCU Staff to secure funding to pay for these utility improvements.

Action Requested:

Motion to approve Contract No. 26010 Change Order 01 for CW3 Engineering to provide professional services for the design and permitting of utility improvements along Broadway Ave West for \$382,820.

Approve a \$38,000 contingency for additional services that may be required to complete the project.

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

Process and Timeline:

An updated project schedule that includes this additional utility work will be provided by CW3 after contract approval.

Financial Impact:

The financial impact of this change order is \$420,820 (contract plus 10% contingency). This will be funded using available funds within the Broadway Ave West budget.

Prepared by: David Willems, P.E.

Attachments:

1. Change Order 26010 Change Order 01
2. Location Map



Contract/Change Order/Task Order

Project Name: Broadway Ave W Safety and Drainage Design Permitting
Contractor: CW3 Engineering, Inc.
Contract No.: 26010
Change Order No.: 1

Total Fees: This Change Order \$382,820

Brief Description:

The Contractor will provide consulting services in accordance with Exhibit A Scope of Services and Exhibit B Schedule of Values identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number.

CW3 Engineering, Inc.

Village of Estero

By: _____

By: _____

Name: _____

Name: Steve Sarkozy

Title: _____

Title: Village Manager

Date: _____

Date: _____

Attachment: Exhibit A – Scope of Services
 Exhibit B – Schedule of Values

Exhibit A – Scope of Service

EXHIBIT A

Date: August 26, 2026

SCOPE OF SERVICES – CHANGE ORDER 1**DESIGN SERVICES FOR BROADWAY AVE. WEST LCU WATER AND SEWER RELOCATION DESIGN**

CW3 Engineering, Inc. is to provide the following Civil Engineering Services for the relocation design and permitting of the existing LCU water main and forcemain that are in conflict with the proposed roadway, drainage, lighting, landscaping and irrigation improvements associated with the Village's Broadway Ave. West Safety and Drainage Design Project. Relocations will be designed for LCU facilities that are in direct conflict with the Village's proposed improvements only. Scope of services assumes that the watermain and forcemain relocations will be bid with and constructed by the prime roadway contractor (or prime contractor's sub-contractor).

The following items will comprise the scope of work anticipated for the project.

15) LCU - PROJECT MANAGEMENT

This task includes project meetings, administration, and coordination during the design phase of the project. This task includes general project management and other administrative services including but not limited to supervision, quality control, email correspondence, contract file set up and maintenance, phone conversations, meeting minutes, etc. Meetings and general services which are included in this task are as follows:

- Project kick-off - One (1) meeting with LCU and the Village.
- Project Scheduling – CW3 will prepare a design and permitting schedule with up to 2 revisions/updates. Schedule can either be separate for the relocations only or incorporated into the roadway schedule, but not both.
- Project Meetings
 - LCU - Assumes 3 Design Meetings
 - VOE Team Status Meetings – 4 and assumes virtual meetings only to be piggybacked on to existing meetings.
 - Public Utility Conference – not included.
 - LCU Design Review Meetings – Assumes 1 in person
 - Miscellaneous - Two (2) miscellaneous virtual meeting at the Village's discretion
- Public Information Meetings – no additional included.

16) LCU - UTILITY COORDINATION

This task will include contacting and providing information to utility providers that own or maintain facilities within and adjacent to the project area, all utility conflicts will be identified by UAO's. Utility coordination is for design and permitting phases only for the inclusion of LCU's relocated facilities. It is anticipated that the LCU facilities will have to be designed around all other utilities since all other utilities have already provided their relocation designs. Construction coordination will be the responsibility of the contractor. Activities include:

- Existing utility facilities requiring relocation other than the LCU watermain and forcemain facilities identified in this scope, will be designed by the utility owner. Utility relocation plans for utilities other than LCU's watermain and forcemain are not included in this scope of services.
- Update public utility base file with appropriate dispositions as coordinated with the utility companies.
- Update utility adjustment plans for incorporation into associated roadway plan sets.

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17) LCU - UTILITY ANALYSIS & DESIGN

- LCU Watermain Design

- Consultant will design the relocation of the existing watermain where in conflict with proposed roadway improvements only. Existing watermain size and material are to be provided by LCU. Size to match existing or LCU is to provide prior to commencement. No hydraulic analysis or other new services or connections are included. LCU to provide a list of existing water service locations and sizes to connect to. LCU to delineate if record drawings or GIS files are to be utilized for accuracy of existing infrastructure information. If record drawings are to be utilized, LCU to provide the most current information to be used for design purposes.

Watermain plan and profile sheets will be developed at 1" =40' or to match that of the roadway plan sheets.

Crossing details will be provided.

Special Details will be provided as necessary. LCU standard details will be included in the plans for items necessary to construct the utility improvements.

General notes will be coordinated with LCU for requirement on shutdowns and requirements to be placed on the contractor. LCU to ensure suitable valves and shutdown capabilities are present to isolate the project accordingly or provide where the shutdown valves are if only located outside of project area.

- LCU Forcemain Design

- Consultant will design the relocation of the existing forcemain within the project limits (outside of the Village's UEP areas that APEX is designing) where in conflict with proposed roadway improvements only. Existing forcemain size and material is to be provided by LCU. Size to match existing or LCU is to provide prior to commencement. No hydraulic analysis or other new services or connections are included. Lee County will provide a list of existing sewer services/forcemain connection locations and sizes to provide proposed connections to, if any. LCU to delineate if record drawings or GIS files are to be utilized for accuracy of existing infrastructure information. If record drawings are to be utilized, LCU is to provide the most current information to be used for design purposes.

Forcemain plan and profile sheets will be developed at 1" =40' or to match that of the roadway plan sheets. Forcemain design will be shown with the watermain plan view, however separate profile sheets may be required. If legible, CW3 will provide both watermain and forcemain profiles together.

Crossing details will be provided.

Special Details will be provided as necessary. LCU standard details will be included in the plans for items necessary to construct the utility improvements.

General notes will be coordinated with LCU for requirement on shutdowns and temporary forcemain requirements to be placed on the contractor. LCU to provide required flows, existing valve locations, and lift stations that need to be monitored in construction during shut down activities.

18) LCU - PERMITTING

CW3 will coordinate and/or prepare permit applications, data and drawings for the agencies noted below.

- LCU – A LCU new project submittal is not included. To be completed by LCU.

- FDEP Water— CW3 shall pursue the FDEP permit for the watermain system improvements within the project corridor. Requirements of permitting agencies shall be incorporated into final contract documents.
- FDEP Sewer— CW3 shall pursue the FDEP permit for the forcemain system improvements within the project corridor. Requirements of permitting agencies shall be incorporated into final contract documents.
- USACOE— Not included. All watermain and forcemain design will remain within the existing R/W areas impacted by the proposed roadway improvements.
- VOE LDO — CW3 will pursue an LDO for the watermain and forcemain relocated facilities.

19) LCU - COST OPINIONS

CW3 is to develop opinion of probable construction costs at the 60% and Final design plans submittal stages for the Village and LCU.

20) LCU - PREPARE BIDDING DOCUMENTS AND BIDDING ASSISTANCE

CW3 will provide services to include:

Prepare technical specifications required to construct LCU forcemain related features. Consultant to identify the LCU specs to utilize only. All other restoration specifications are anticipated to be included in the roadway specifications and quantities. A summary of pay item/measurement and payment section will be changed to be job specific. Specifications will be delivered in electronic format.

Attend and participate in a pre-bid conference, respond to bidders' inquiries as supplied by the Village. Village staff to prepare and issue addenda, as appropriate.

CONSTRUCTION ADMINISTRATIVE SERVICES

Not Included. To be negotiated in the future.

PROVISIONS OF WORK

CW3 to furnish electronic sets of plans for Village and LCU plan reviews necessary to coordinate the design approvals. It is anticipated that design submittals will be made at the 60% phase and the final plans phase only. CW3 shall furnish one (1) complete set of the final (11"x17") electronic plans in .pdf and .dwg or .dgn format as appropriate. Project and design documentation will be provided in written and electronic format as appropriate throughout the project. CW3 to supply written response to review comments after each plan phase submittal. If additional hard copy plan sets are desired or larger prints such as 24x36, they can be issued as additional services.

COMPENSATION

Certain assumptions have been made in developing the fee for services. To the extent possible, they are stated in this scope of services. If changes to the project result in changes in the level of effort presented in this scope of services, the Scope of Services and fee budget will be revised by mutual agreement and processed via Change Order. All work is subject to Work in Progress Payments and will be invoiced on a monthly basis.

The fee for this project is a Lump Sum amount.

ADDITIONAL ITEMS NOT INCLUDED IN THIS SCOPE OR SERVICES TO BE PROVIDED BY THE COUNTY

- Permit Fees
- Other services, permits, and related application fees not specifically stated in this scope
- Permit renewals, updates and/or modifications of permits obtained within this scope
- Geotechnical services
- Any title work (Opinions, O & E reports, etc.)

- Phase I Audits, contamination or hazardous material surveys
- Village Right of Way Permits. Contractor will obtain
- Front end letting documents
- Bid advertisement and letting coordination and printing of letting plans and documents for contractors
- Hydraulic Analysis
- Pump station design
- Reproduction fees for plans greater than 11x17 in size
- Preparation and/or review of interlocal agreements, coordination with legal teams and/or negotiation of terms and conditions.
- Pursuit of grant funding, grant compliance and/or associated reporting.
- Surveying services and the preparation of utility easements.
- Protected Species Survey update or renewal upon expiration

CW3 No. 25-0043

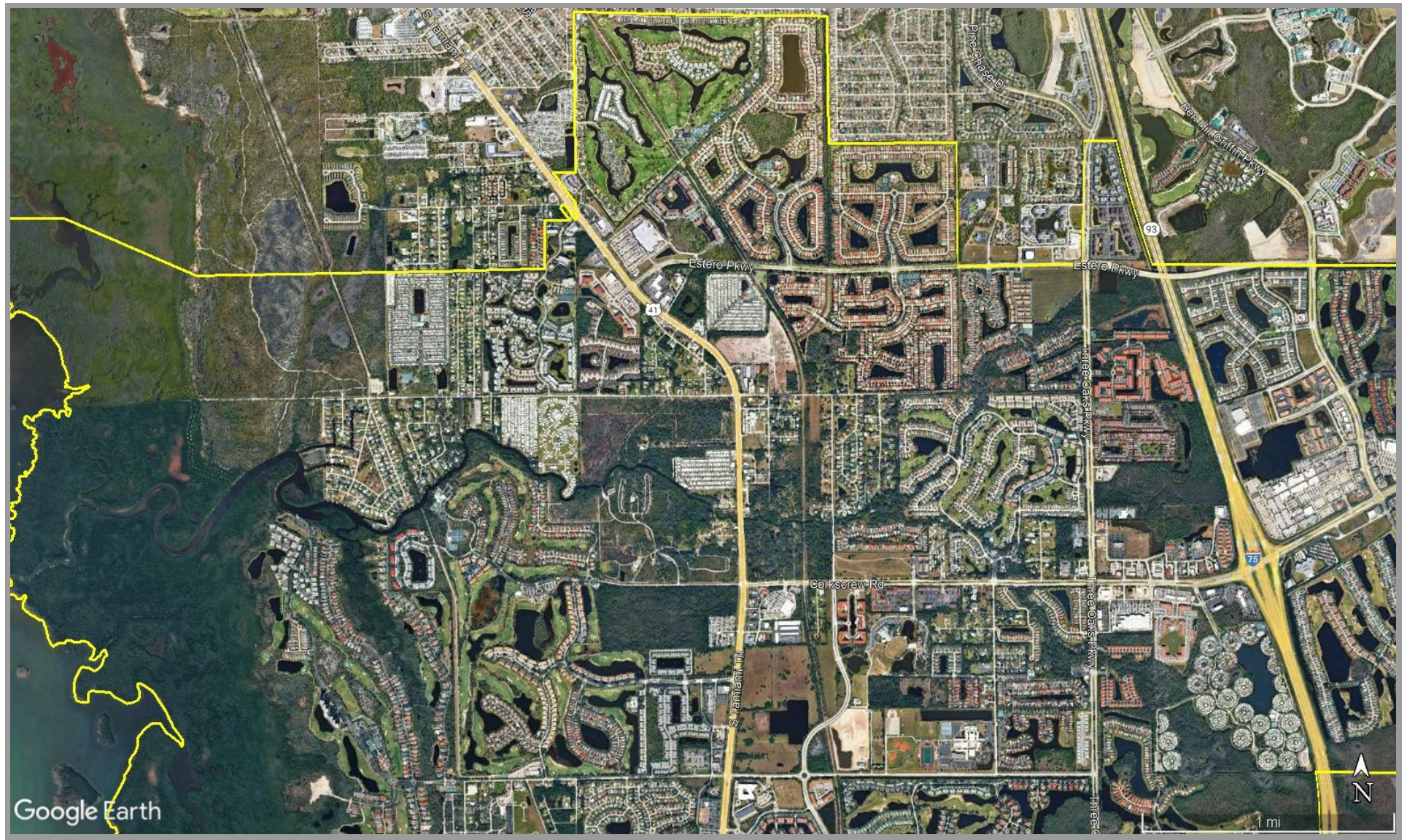
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Exhibit B – Schedule of Values

Compensation Summary Table Contract 26010 CO 1 Broadway Ave W Safety and Drainage Design Permitting

Task Number	Task Name	LS or NTE	Original Contract Value	Previous Change Orders	This Change Order	Total
1	PROJECT MANAGEMENT	LS	\$ 115,975.00			\$ 115,975.00
2	PUBLIC INVOLVEMENT	LS	\$ 101,698.30			\$ 101,698.30
3	PRELIMINARY ENGINEERING ANALYSIS	LS	\$ 152,886.00			\$ 152,886.00
4	ROADWAY ANALYSIS & PLANS	LS	\$ 258,300.00			\$ 258,300.00
5	DRAINAGE ANALYSIS & PLANS	LS	\$ 320,475.00			\$ 320,475.00
6	UTILITY COORDINATION (Public Utilities)	LS	\$ 67,280.00			\$ 67,280.00
7	PERMITTING	LS	\$ 152,515.12			\$ 152,515.12
8	SIGNING & PAVEMENT MARKING ANALYSIS & PLANS	LS	\$ 55,905.00			\$ 55,905.00
9	LIGHTING ANALYSIS & PLANS	LS	\$ 46,665.00			\$ 46,665.00
10	LANDSCAPE ANALYSIS & PLANS	LS	\$ 71,895.00			\$ 71,895.00
11	SURVEY SERVICES	LS	\$ 207,235.00			\$ 207,235.00
12	GEOTECHNICAL SERVICES	LS	\$ 46,192.00			\$ 46,192.00
13	COST OPINIONS	LS	\$ 9,995.00			\$ 9,995.00
14	BIDDING ASSISTANCE	LS	\$ 19,615.00			\$ 19,615.00
15	PROJECT MANAGEMENT	LS			\$ 31,780.00	\$ 31,780.00
16	UTILITY COORDINATION	LS			\$ 22,655.00	\$ 22,655.00
17	UTILITY ANALYSIS & DESIGN	LS			\$ 285,280.00	\$ 285,280.00
18	PERMITTING	LS			\$ 21,830.00	\$ 21,830.00
19	COST OPINIONS	LS			\$ 6,360.00	\$ 6,360.00
20	PREPARE BIDDING DOCS AND BIDDING ASSISTANCE	LS			\$ 14,915.00	\$ 14,915.00
	REIMBURSABLES	NTE	\$ 12,000.00			\$ 12,000.00
			\$ 1,638,631.42	\$ -	\$ 382,820.00	\$ 2,021,451.42



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

Agreement with the Estero Forever Foundation for management of Estero River Park.

Motion to approve the Agreement between the Village of Estero and the Estero Forever Foundation for management of Estero River Park, effective retroactively to July 1, 2026.

Background:

On April 3rd, 2024, the Village entered into a Framework of Cooperation with the Estero Forever Foundation (EFF) to leverage EFF's community work in support of the respective missions of the Village and EFF. The Framework established a general agreement related to financial support and management and contemplated future agreements for specific projects and initiatives.

The Village owns property and related park and recreational facilities on both the north and south sides of the Estero River, collectively comprising Estero River Park. This includes the former Happehatchee Center and other passive recreational property south of the river, as well as property and facilities north of the river. The Village continues to make physical improvements to the park, with a general vision of more active uses north of the river and passive park and recreational opportunities south of the river.

As improvements continue, the Park requires management, daily oversight and maintenance, coordination of public access, and incremental programming improvements. Under the proposed Agreement, EFF will provide management and oversight of areas assigned by the Village, including light landscape and structural maintenance; monitoring and reporting maintenance and safety concerns; training and overseeing volunteers; overseeing public access; coordinating parking and access procedures; and developing Village approved fee-based and other community programming. Group use or reservations of park facilities and programming and fees require approval of the Village Manager or designee.

The Village will continue to fund current utilities, mowing and major debris clearing, appropriate building and equipment repairs, and infrastructure related to securing and accessing the Property. The Agreement has an initial 90-day term beginning July 1, 2026, followed by successive 90-day renewal periods, for up to eight renewals, and may not

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extend beyond June 30, 2028. Either party may terminate upon 30 days' written notice. Because Council approval and execution occur after the stated commencement date, the Agreement provides that, upon formal approval by the Village Council and EFF Board, it will be effective retroactively to July 1, 2026.

Action Requested:

Motion to approve the Agreement between the Village of Estero and the Estero Forever Foundation for management of Estero River Park, effective retroactively to July 1, 2026.

Process and Timeline:

If approved by Council, Village staff will continue coordinating with EFF regarding management, public access, maintenance coordination, and programming in accordance with the Agreement. The Agreement may continue through June 30, 2028, subject to its renewal and termination provisions.

Financial Impact:

\$5,000 per month during the Agreement's term, effective July 1, 2026.

Prepared by: Ryan T. Eggleston

Attachments:

1. Agreement between the Village of Estero and the Estero Forever Foundation for Management of the Estero River Park.

**AGREEMENT BETWEEN THE VILLAGE OF ESTERO AND
THE ESTERO FOREVER FOUNDATION FOR MANAGEMENT
OF THE ESTERO RIVER PARK**

This Agreement is entered into between the Parties this 1st day of July, 2026 (the “Effective Date”) by and between the Village of Estero, a Florida municipal corporation (hereinafter referred to as the “Village”) located at 9401 Corkscrew Palms Circle, Estero, FL 33928, and the Estero Forever Foundation, Inc., a Florida not for profit corporation, FEIN: 84-2466890 (hereinafter referred to as the “Foundation”), located at 20791 Three Oaks Parkway, Unit 763, Estero, FL 33929.

WHEREAS, on April 3rd 2024, the Village entered into a Framework of Cooperation (the Framework) with the Foundation, the purpose of which was to allow the Village to leverage the community work of the Foundation in ways which would allow both the Foundation and Village to fulfill their respective missions in efficient and innovative ways; and

WHEREAS the Framework established a general agreement between the Parties related to financial support and management, and contemplated future agreements between the Parties related to specific projects or initiatives; and

WHEREAS the Village owns certain largely undeveloped real property consisting of subtropical forest and related park and passive recreational facilities, located at the addresses 8661, 8701, 8751, 8761, 8791, and 8801 Corkscrew Rd., Estero, Florida, 33928, south of the Estero River;; as well as property and related facilities located north of the Estero River, including property located at 20911 Highlands Avenue, Estero, Florida, 33928, together with bathrooms, parking lot, and other facilities and improvements located therein (hereinafter collectively referred to as “the Property”); and

WHEREAS, the parcel located at 8791 Corkscrew Rd., Estero, Florida, 33928 (formerly referred to as the Happehatchee Center property and hereinafter referred to as “the Center”), has unique historical significance and unique operational requirements and constitutes one component of the Property; and

WHEREAS the Center and other portions of the Property have, in past decades, been used by individuals and groups in the community of what is now the Village of Estero for access to nature, recreation, community activities, wellness, ecological and environmental education, scouting, crafts, and other similar programs; and

WHEREAS, the Village is in the process of making certain physical improvements to the Property, including property and facilities located both north and south of the Estero River; and

WHEREAS, the Village’s general vision is the development of more active uses on its property north of the Estero River, while maintaining more passive park and recreational opportunities and facilities on the Property south of the Estero River; and

WHEREAS, until that larger evolutionary change occurs, the Village has determined that the Estero River Park Property requires continued management, daily oversight maintenance, coordination of public access, and incremental programming improvements throughout the Park, to allow the public to gain better use and enjoyment of the Property, with priority being the creation and maintenance of a place where community groups and the public can gather and participate in appropriate activities; and

WHEREAS, the Village has determined that the Foundation is well-situated to assume the duties of management, oversight, programming, public access, and maintenance coordination of Estero River Park (the Property), under the terms of this Agreement, which the Foundation has agreed to.

NOW, THEREFORE, the Parties hereto agree as follows:

1. The Village shall pay the Foundation \$5,000 per month. The funds paid to the Foundation by the Village for the Foundation's operation of the Center shall be treated as Village Derived Funds, as that term is used in the Framework, and shall be used in the manner and for the purposes set forth in the Framework related to Village Derived Funds.
2. The Initial Term of this Agreement shall commence on July 1, 2026, and shall continue for ninety (90) days, through September 28, 2026. Thereafter, this Agreement shall automatically renew for successive ninety (90) day renewal periods, for up to eight (8) successive renewals, unless terminated earlier in accordance with this Agreement; provided, however, that in no event shall the Agreement remain in effect beyond June 30, 2028. Either Party may terminate this Agreement at any time, including during any renewal period, upon thirty (30) days' prior written notice to the other Party.
3. The Foundation's management of the Property shall include the following responsibilities throughout the areas of the Property assigned to the Foundation by the Village, including:
 - Light landscape maintenance including clearing of plant debris
 - Light maintenance of the structures on the Property (maintenance and repair efforts by the Foundation shall be coordinated with the Village Manager or designee in terms of the scope and schedule of the work, as well as the qualifications of the person(s) performing the work)
 - Monitoring of the structures on the Property and report to the Village Manager or designee any maintenance or safety issues which may become known to the Foundation which would require Village resources to address
 - Training and overseeing Foundation volunteers who provide volunteer services at the Property

- Overseeing access to the Property by individuals and groups, including ensuring persons and vehicles do not enter areas which are not authorized as open to the public or public driving/parking (where necessary, law enforcement may be summoned to assist in such efforts). Any group other than individuals visiting the park that requests to use or reserve park facilities or grounds must obtain prior approval from the Village Manager or their designee before such use may take place.
 - Coordinate with the Village Manager or designee on parking and property access rules and procedures
 - Development of fee-based and other programming for community groups geared toward attracting greater use of the Center by individuals or groups (all such programming and fees to be approved by the Village Manager or his designee prior to implementation). To the extent a fee range is established, the Village Manager shall have the authority per the Village Code to set and adjust the specific fee within the set range as actual costs and market conditions dictate.
4. In exercising its management of the Property, the Foundation agrees to adhere to any Village operating policies applicable to the Property, as well as to any covenants which may apply to the Property.
5. The Village agrees to:
- Pay for all current utility services
 - Provide through contracted resources mowing and major debris clearing services, as well as janitorial services
 - Providing repair of buildings or equipment where the Village determines such work should be done (at the Village's option, the Foundation may be asked to acquire bids for certain repairs for which reimbursement to the Foundation would be provided)
 - Installing any infrastructure related to securing the Property and access thereto
6. Foundation 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 Foundation 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 Foundation 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 Foundation or keep and maintain public records required by the Village to perform the service. If the Foundation transfers all public records to the Village upon completion of the Agreement, the Foundation shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Foundation keeps and maintains public records upon completion of the Agreement, the Foundation 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 Foundation fails to comply with the requirements in this Article 7, the Village may enforce these provisions in accordance with the terms of this Agreement. If the Foundation 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 FOUNDATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE FOUNDATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE FOUNDATION SHOULD CONTACT THE VILLAGE'S CUSTODIAN OF PUBLIC RECORDS: BY PHONE (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.

- 7. The performance of this Agreement shall be in compliance with all applicable local, state and federal laws and regulations. Additionally, the Foundation 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.

8. The relationship of the Foundation to Village shall be that of an independent contracting entity. Nothing herein contained shall be construed as vesting or delegating to the Foundation 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 Foundation in connection with the performance of this Agreement or for debts or claims accruing to such parties. The Foundation 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.
9. The Foundation 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.
10. 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.
11. 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. This includes that certain assignment of activities issued by the Village Manager on July 18th 2023.
12. The insurance and indemnification provisions of the Framework are incorporated herein and are applicable to this Agreement.
13. This Agreement is subject to formal approval of the Village Council and the Board of the Foundation, and shall be effective as of July 1, 2026, notwithstanding the actual date(s) of execution.
14. To the extent notice is required under this Agreement, it shall be provided by either hand delivery or U.S. Mail as follows:

To the Foundation:

Estero Forever Foundation, Inc.
Attn: Chairman
20791 Three Oaks Parkway, Unit 763
Estero, FL 33929

To the Village:

Village of Estero
Attn: Village Manager
9401 Corkscrew Palms Circle
Estero, FL 33928

A Party may amend the place of delivery of notice to that Party by written notice to the other Party without need of amending this Agreement.

WHEREFORE, the Parties hereto have executed this Agreement as of the Effective Date.

Estero Forever Foundation, Inc.

Village of Estero

By: _____
Wayne Smith, Chairman

By: _____
Steve Sarkozy, Village Manager

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 9, 2026

Agenda Item:

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

Motion to adopt Ordinance No. 2026-07.

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.

Process and Timeline:

This was approved on first reading, the Village Clerk advertised 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
September 9, 2026

Agenda Item:

Conceptual Financing – Special Obligation Revenue Bonds

Description:

Mickey Johnston, Senior Managing Director with Public Resources Advisory Group (PRAG), the Village's Municipal Advisor, will present an overview of the proposed Special Obligation Revenue Bonds, Series 2026. The bonds would finance approximately \$62 million for the Village's share of the Bonita Estero Rail Trail (BERT) acquisition, Phase 2 improvements to the Sports Park, and rail/public transportation and other infrastructure. This workshop is for discussion purposes only; no formal action is requested.

Financial Impact:

Preliminary annual debt service is estimated at approximately \$3.93 million over 30 years based on current market conditions. Final costs will depend on interest rates and the competitive bond sale.

Prepared by:

Ryan T. Eggleston

Attachments:

1. PowerPoint



Presentation to:



Proposed Special Obligation Revenue Bonds, Series 2026

September 9, 2026 Workshop Discussion

Introduction – Public Resources Advisory Group (PRAG)



Mickey Johnston
Senior Managing Director
Public Resources Advisory Group
 2002 N. Lois Avenue, Ste. 120
 Tampa, FL 33607
mjohnston@pragadvisors.com
 Direct Line: 813.898.4187

- Series 50 Municipal Advisor Representative based in Tampa, FL
- 22 years professional finance experience; 19 years in public finance
- B.B.A. Finance – James Madison University - Harrisonburg, VA
- Advised the Village on its 2019 bank loan (since paid off)
- Advised the Village on its 2024 issuer credit rating (AAA)
- Advised the Village on its 2026 bank loan
- In process of advising the Village on its proposed 2026 Bonds



**Independent,
National and Local
Firm**

- **Sole business is providing independent municipal advisory services;** registered with Municipal Securities Rulemaking Board (MSRB) and SEC
- Serving municipalities since 1985; statutory fiduciary as Municipal Advisor
- Headquartered in NYC with regional offices in CA, PA, and FL
- Top ranked Municipal Advisor: #1 general purpose and competitive sales¹

**PRAG's Role and
Project Approach**

- **Strategic Planning:** Financing options for CIP; debt service analysis
- **Execution:** Debt structuring and timing advice; technical advice to select lenders; rating agency presentations; pricing evaluation; facilitate closing
- **Ongoing:** Debt and credit monitoring; training/education; special projects

¹Note: National Rankings for bond volume in calendar year 2025 per LSEG as compiled by Bond Buyer

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Why Would a Municipality Issue Debt?

- To fund larger capital projects that:
 - **Cannot be paid for upfront or on a “Pay-as-you-go” basis**
 - **Have revenues** which can be used to support debt service payments
 - **Align capital asset useful lives with the payoff period so costs/benefits are distributed over time:**
 - Parks and recreation
 - Roadway improvements
 - Government facilities; water and sewer infrastructure
- Municipal debt is **NOT** used to:
 - Fund ongoing operating expenses
 - Fund operating reserves (except for debt-required reserve funds which is n/a to Village)

	Project Type	Revenues Used	Advantages	Disadvantages
PAYGO (Cash on Hand)	• Smaller projects • Shorter term assets replaced more often (i.e., vehicles; IT equipment)	• Current revenues (Local discretionary sales surtax revenues; state sharing revenues, gas taxes, etc.)	• Interest free	• High upfront cost • Cost borne by current taxpayers; benefit may go to current and future taxpayers • Reduces cash position and/or reserves
Debt Financed	• Larger projects • Assets with a long useful life	• Debt proceeds, with specific revenues pledged to make periodic debt payments	• Lower Upfront Cost • Preserves reserves • Cost borne by current and future taxpayers	• Financing Costs • Obligation reduces future financial flexibility

Existing and Proposed Debt Overview

- The Village issued its \$12,817,800 Special Obligation Revenue Note, Series 2026 on June 30, 2026 to reimburse the Village for Three Oaks Parkway land purchase
- The Proposed 2026 Bonds are expected to fund a portion of the Village's Capital Improvement Plan including approximately \$62 million for certain generational capital projects:
 - The Village's share of the Bonita Estero Rail Trail (BERT) acquisition;
 - Phase 2 improvements to the Sports Park;
 - Rail/Public Transportation and Other Infrastructure

Bond Issuance Summary

Initial Steps

Perform initial analysis of project needs and capacity

Develop finance plan, including method of sale and timetable

Engage financing team and assign responsibilities

Sale/Issuance

Determine legal considerations

Develop documents

Develop rating strategy and receive rating

Obtain Village Council Authorization for Debt

Marketing & Pricing

Closing

After Sale

Prepare and execute closing documents (pre-closing)

Deliver bonds and receive funds (closing)

Invest, spend and monitor bond proceeds

Continuing Disclosure Compliance

Financing team is in place; documentation is in process.

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Proposed Financing Timetable

Date	Action	Responsible Party
Week of August 3	Distribute timetable and working group distribution list	MA
Monday, August 10	Distribute first draft Bond Resolution	BC / DC
Tuesday, August 11	Draft Notice of Sale (NOS) and Summary NOS distributed	MA
Wednesday, August 19	City of Bonita Springs GO bond referendum results available - BERT	Bonita Springs voters
Friday, August 28	Distribute first draft Preliminary Official Statement	DC
Monday, August 31	Submit rating package and schedule rating presentation	MA
Thursday, September 3	Comments due on POS and Bond Resolution	All
Monday, September 7	Labor Day Holiday	All
Wednesday, September 9	Village Council conceptual financing workshop (no formal action)	Village / MA
Week of September 14	Rating agency presentation	Village / MA
Wednesday, September 16	Submit Bond Resolution with POS exhibit for agenda purposes	BC/DC/Village
Monday, September 21	Finalize Bond Resolution and POS	BC / DC
Wednesday, September 23	Village Council consideration to adopt Bond Resolution	Village Council
Thursday, September 24	Receive rating	Village/MA
Friday, September 25	Post Preliminary Official Statement	DC
	Publish Summary Notice of Sale in <i>Bond Buyer</i>	MA
Tuesday, October 6	Competitive Bond Sale / Award	MA / Village
Monday, October 12	Distribute Final Official Statement and closing documents	DC / BC
Friday, October 16	Pre-closing	All
Tuesday, October 20	Closing / Funding	All

Village = Issuer; BC = Bond Counsel (Nabors Giblin Nickerson); DC = Disclosure Counsel (Bryant Miller Olive); MA = Municipal Advisor (PRAG)

Preliminary Debt Service – 2026 Bonds

- Bonds allow the Village to approx. match the asset life of the projects being financed with the term of the bonds; 30-year annual debt service is currently estimated at approx. \$3.93 million per year given current market conditions (approx. 4.7% TIC, subject to change)

Sources:

Bond Proceeds:	
Par Amount	62,265,000.00
Net Premium	353,956.20
	62,618,956.20

Uses:

Project Fund Deposits:	
Bonita Estero Rail Trail Purchase	19,200,000.00
Sports Park Phase 2 Improvements	28,000,000.00
Rail/Public Transport. and Other Infrastructure	14,800,000.00
	62,000,000.00
Delivery Date Expenses:	
Cost of Issuance	307,631.20
Underwriter's Discount	311,325.00
	618,956.20
	62,618,956.20

Period	Existing Outstanding 2026	May 1, 2026 Maturity	
		Estimated 2026	Combined Debt
Ending	Note	Bonds	Service
	A	F	G=A+F
5/1/2027	\$ 851,736	\$ 2,089,184	\$ 2,940,921
5/1/2028	1,018,763	3,931,625	4,950,388
5/1/2029	1,018,680	3,931,625	4,950,305
5/1/2030	1,018,730	3,934,125	4,952,855
5/1/2031	1,018,662	3,933,875	4,952,537
5/1/2032	1,018,731	3,935,875	4,954,606
5/1/2033	1,018,680	3,934,875	4,953,555
5/1/2034	1,018,660	3,935,875	4,954,535
5/1/2035	1,018,712	3,933,625	4,952,337
5/1/2036	1,018,676	3,933,125	4,951,801
5/1/2037	1,018,691	3,934,125	4,952,816
5/1/2038	1,018,692	3,936,375	4,955,067
5/1/2039	1,018,710	3,934,625	4,953,335
5/1/2040	1,018,672	3,933,875	4,952,547
5/1/2041	1,018,707	3,933,875	4,952,582
5/1/2042	1,018,732	3,934,375	4,953,107
5/1/2043	1,018,665	3,935,125	4,953,790
5/1/2044	1,018,724	3,935,875	4,954,599
5/1/2045	1,018,712	3,936,375	4,955,087
5/1/2046	1,018,738	3,936,375	4,955,113
5/1/2047		3,935,625	3,935,625
5/1/2048		3,936,550	3,936,550
5/1/2049		3,932,300	3,932,300
5/1/2050		3,932,875	3,932,875
5/1/2051		3,932,825	3,932,825
5/1/2052		3,931,925	3,931,925
5/1/2053		3,934,950	3,934,950
5/1/2054		3,931,450	3,931,450
5/1/2055		3,931,425	3,931,425
5/1/2056		3,934,425	3,934,425

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¹ Preliminary, and subject to change. Assume substantially level annual debt service. First optional redemption date is May 1, 2036.

Next Steps

- **Village Council consideration of authorizing Bond Resolution and form of Preliminary Official Statement and Notice of Sale – Sept. 23rd**
 - Resolution will define the parameters for the bond sale:
 - Competitive bond sale awarded to the lowest true interest cost bid
 - Not to exceed par amount
 - Not to exceed final maturity
 - Preliminary Official Statement (POS) – the public bond offering document distributed to investors – describes security of the debt, includes Village financials, discloses bond rating
 - Notice of Sale (NOS) – the notice distributed to investors – tells bidders where bids will be received (online Parity platform) and what date and time (currently expected to be 10:30am on October 6th)
- **Receive Bond Rating – September 24**
- **Disseminate POS and NOS to market – September 25**
- **Award Bonds to Lowest True Interest Cost Bidder – October 6**
- **Close Bonds and Fund Projects – October 20**