

This Final Action Agenda/Minutes is supplemented by electronic recordings of the meeting, which may be reviewed upon request to the Village Clerk. Village Council meetings from June 8, 2016 forward can be viewed online at <http://estero-fl.gov/council/watch-meetings-online/>. Staff reports, resolutions, ordinances, and other documents related to this meeting are available at <https://estero-fl.gov/agendas/> at the corresponding agenda date.

**APPROVED BY COUNCIL
JULY 25, 2018**

FINAL ACTION AGENDA/MINUTES

VILLAGE COUNCIL MEETING

**Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928
May 16, 2018 9:30 a.m.**

- 1. OPENING EXERCISES:** (Includes call to order, roll call, pledge of allegiance, announcements, proclamations, and ceremonial presentations)

Call to Order: 9:30 a.m.

Pledge of Allegiance: Led by Mayor Boesch.

Invocation: Pastor Frank Brand from First Baptist Church of Estero.

Roll Call: Present: Mayor Jim Boesch - District 5, Vice Mayor Bill Ribble - District 1, Councilmember Howard Levitan - District 2, Councilmember Jon McLain - District 3, Councilmember Katy Errington - District 4, Councilmember Nick Batos - District 6, and Councilmember Jim Wilson - District 7.

Also present: Village Manager Steve Sarkozy, Village Attorney Burt Saunders, Assistant to Village Manager Kyle Coleman, Public Works Director David Willems, Finance Director Lisa Roberson, Principal Planner Matthew Noble, and Recording Secretary Michelle Radcliffe

- 2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

Motion: Move to approve the agenda.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Batos

Action: Approved the agenda.

Vote:

Aye: Unanimous (Roll call vote)

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

4. ZONING ORDINANCE FIRST READING – TRACT F-3 OF PARCEL 6 OF UNIVERSITY HIGHLANDS

Zoning Ordinance No. 2018-06 An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions a Zoning Amendment to Permit the Conversion of Retail and Office Space to Self-Storage Space for a Proposed 90,000 Square Foot 3-Story Self-Storage Facility, on Tract F-3 of University Highlands Mixed Use Planned Development, Approving a Deviation for Height of Architectural Features for Property Located at Tidewater Key Boulevard and Ben Hill Griffin Parkway in the Village of Estero, Florida, and Comprising Approximately 2 Acres in the Planned Development; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Principal Planner Noble provided an overview of the project. He reported that the agenda and the ordinance contained an inadvertent typographical error, and noted that both documents should have stated that the proposed project was a 3-story self-storage facility and not a 2-story self-storage facility.

Council Questions or Comments:

Councilmember Levitan requested the following information be provided at the second reading: the names of the applicants (their investors and/or owners) be disclosed for both the seller and buyer; whether the zoning changes would apply to the proposed project and stated he wanted to ensure that the changes to the Comprehensive Plan applied; requested that staff look at the Comprehensive Plan Amendment Objective 4.3 and how the mixed-use criteria applied with this particular use next to a residential area; the impact of the Comprehensive Plan changes on the DRI statute; and impacts related to the schedule of uses.

Councilmember McLain requested the following information be provided at the second reading: information on stormwater provisions; where and how stormwater was treated; the amount of fill required on the project; what impact the use of trucks to provide fill would have on adjacent properties; and ask the applicant to share the results from public meetings held.

Councilmember Batos expressed concern regarding the west side of the building and requested information on how the applicant would provide buffering on the rolling doors located there. He also expressed concern regarding the buffering on the lower floors of the building.

Public Comment:

Toni MacLeod, Grandezza, expressed disappointment that there was a typographical error on the agenda and that the proposed project was still a 3-story self-storage facility.

Motion: Move to pass first reading of Ordinance No. 2018-06 and confirm second reading and public hearing tentatively scheduled for a future date.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Batos

Action: Passed first reading of Ordinance No. 2018-06 and confirmed second reading and public hearing tentatively scheduled for a future date.

Vote:

Aye: Unanimous (Roll call vote)

Nay:

Abstentions:

5. ACTION ITEMS:

- (a) Approval of Consultants Ranking for the Parks, Recreation & Open Space Master Plan

Village Manager Sarkozy provided an overview of the consultant ranking.

Motion: Move to approve: (1) Consultants ranking for the Parks, Recreation & Open Space Master Plan as follows: Number 1 – Barth Associates, LLC; Number 2 – AECOM Technical Services, Inc.; and Number 3 – GreenPlay, LLC; (2) Authorize staff to negotiate a contract with the Number 1 ranked firm, Barth Associates, LLC, to provide professional consulting services to develop a Parks, Recreation & Open Space Master Plan.

Motion by: Councilmember Wilson

Seconded by: Councilmember Errington

Action: Approved: (1) Consultants ranking for the Parks, Recreation & Open Space Master Plan as follows: Number 1 – Barth Associates, LLC; Number 2 – AECOM Technical Services, Inc.; and Number 3 – GreenPlay, LLC; (2) Authorized staff to negotiate a contract with the Number 1 ranked firm, Barth Associates, LLC, to provide professional consulting services to develop a Parks, Recreation & Open Space Master Plan.

Vote:

Aye: Unanimous (roll call)

Nay:

Abstentions:

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

7. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Vice Mayor Ribble: (1) He attended an event on May 5, 2018 with Dr. Sandra Kauanui at Florida Gulf Coast University where 45 teams of graduate students were competing for

seed money for their research projects. He stated that 3 teams would be awarded the grant money to continue their research.

Councilmember Errington: (1) Requested that Village Attorney Saunders provide information regarding regulation of parking. Mr. Saunders explained that, according to Florida statute, the Village could regulate parking on streets that were maintained by the Village. (2) Recently attended the “Save Our Water” Summit and stated it was very educational. (3) She read in the *Naples Daily News* that the people’s trust in government has fallen to 18% where 50 years ago it was at 62%. She urged the Council to continue its transparency and work with the community to build its trust with government to the same levels it had 50 years ago.

Councilmember Batos: (1) The joint signing of the Memorandum of Understanding between the Village and the Lee County School District would be held on May 21, 2018 at 10:00 a.m. in the Estero High School auditorium. He also stated that the task force met with school principals and they were slowly reaching out for groups to volunteer with various activities. He also reported that the task force would send a letter to banks in the area to solicit volunteers for the Junior Achievement Program. Village Attorney Saunders stated that there would be small amount of Village funds that would be used for stationary and postage and, by consensus, the Council approved.

Councilmember Wilson: (1) Attended the Estero Council of Community Leaders meeting on May 11, 2018 and provided a Village report. He stated that the Village had made a pledge to improve communication with the community as part of its accountability and reported that there were over 2,900 subscribers to the Village newsletter. He acknowledged Village Communications Specialist Marilyn Edwards for sharing Council information to the residents of Estero.

Mayor Boesch: Recently travelled to the State Capitol in Tallahassee for a discussion regarding Koreshan State Park.

8. VILLAGE ATTORNEY’S REPORT

None.

9. VILLAGE MANAGER’S REPORT

(a) 2018-2019 Budget Calendar

Village Manager Sarkozy reported that the Fiscal Year 2018-2019 Budget Calendar would be posted online and explained that a more robust conversation regarding the proposed FY 2018-2019 budget would be held at two public information meetings scheduled for June 5, 2018 at 9:30 a.m. and June 7, 2018 at 6:30 p.m. He noted that it was not necessary for the Village Council to attend those meetings. He explained that Village staff would be in attendance to answer questions from residents and that comments received at those meetings would be distributed at the June 20, 2018 Council meeting. Finance Director Roberson explained the FY 2018-2019 Budget process and provided key dates for the Village Council.

Adjourn Regular Session and Convene Workshop

10. WORKSHOP ITEMS:

(a) Introduction of Friends of Koreshan State Park

Village Manager Sarkozy provided a brief introduction. Friends of Koreshan State Park Board President Cynthia Cloughly introduced herself and her husband, fellow Board Member Bill Cloughly. She explained the Friends of Koreshan State Park serve as the Citizens Support Organization (CSO) for Koreshan State Park and explained the group's goals, vision, values, and future projects planned for the park.

Councilmember Levitan stated that there were no sidewalks upon entering the park and expressed concern regarding pedestrian safety. He inquired whether the group was willing to provide sidewalks. Ms. Cloughly explained that the state owns the land and that the state would need to agree to provide sidewalks.

Councilmember Errington questioned how the group was different from the College of Life Foundation. Ms. Cloughly explained that the Friends of Koreshan State Park was a different 501(c)3 and that the College of Life Foundation was a remnant of the original Koreshan settlers.

Councilmember Batos inquired whether there was a Board of Directors for the group and Ms. Cloughly stated that she was the president of the Board of Directors. She explained that the Board of Directors have been in existence for many years and have fundraising events run by the group. Councilmember Batos suggested that the Village Council could assist with fundraising for the group independently.

Councilmember Errington noted that there were over 250,000 pages located in the State Capitol in Tallahassee. Ms. Cloughly explained that those pages were being digitized and preserved. Mr. Cloughly explained that Florida Gulf Coast University will be housing some of the documents.

Mr. Cloughly provided a video that he produced on Koreshan State Park and Village Manager Sarkozy stated that the video would be posted on the Village website.

(b) Cooperative Agreement between the South Florida Water Management District and Lee County

Phil Flood from South Florida Water Management District explained that the Cooperative Agreement was the third iteration from Lee County and stated that, though he anticipated some changes to the language, there would be no substantial changes to the conveyance. He explained that the Cooperative Agreement covered the entire county but focused on the southern portion of the county. The agreement included keeping the Estero River free of debris, raising the canopy of the trees, and focusing on the natural conveyances of the county. Mr. Flood stated he anticipated the agreement would be approved in June 2018.

Extensive discussion followed regarding the condition of the Estero River and the Council expressed concern that funds being paid into the South Florida Water Management District through property taxes were not being utilized in the Village of Estero.

Mayor Boesch stated that the Village would need approximately \$1M to \$2M to remove silt from the river.

Councilmember Batos stated that many residents who live in the Broadway corridor were boat owners that have seen the depth of the Estero River as a big concern that needed to be addressed.

Councilmember Levitan expressed concern regarding stormwater management and flooding with the Estero River and questioned why the Village and City of Bonita Springs were not included as signatories in the agreement.

Councilmember Errington reiterated that silt is a major concern in the Estero River and more needed to be done to address it. She stated that each Estero household pays approximately \$23 in taxes to the South Florida Water Management District which equated to approximately \$1M; she would like to use some of that money being paid by taxpayers on the Estero River.

Councilmember McLain stated that there was a sense of urgency to address the concerns relating to the Estero River as the storm season approached and he would like to see the urgency to bring the Estero River back to a reasonable state be addressed. He noted that, although it was a project of Lee County, he would like the Village to be at the table.

(c) Strategic Plan and Capital Improvement Program

Village Manager Sarkozy provided a brief introduction of the Village's Strategic Plan and Capital Improvement Program (CIP). He emphasized that the Village was early in the process and there would be changes to the plan as it was being developed.

Assistant to the Village Manager Kyle Coleman introduced the 2018-2019 Strategic Plan. He stated that this was the first Strategic Plan the Village has developed and saw its development as an annual process to determine what the Council's goals were for the year. He explained that those goals will trickle down to the CIP. Mr. Coleman explained the SWOT (strengths, weaknesses, opportunities, and threats) analysis process and stated that the Strategic Plan was a moving timeline with looking at the Village's future in 10-year increments.

Councilmember Errington reported that the first time she felt a sense of community in the Village was during the anniversary event held at Estero Community Park in March. Mr. Coleman briefly touched on community engagement and stated that other communities would hire a person to coordinate community engagement whereas the Village finds alternative ways to engage the community, as in the example of the anniversary event, the Village partnered with a local church.

Councilmember Levitan noted that the Council has not prioritized capital projects and stated that the strategic planning process forces the Council into an institutional process for prioritizing. He stated that the Council needed guidance on prioritizing CIP projects and that the list was not an approval of projects. Councilmember Levitan also noted that, as a "Government Lite" agency, many consultants were used by the Village; he wanted to ensure that the consultants being hired were the best for the project.

Vice Mayor Ribble reiterated Councilmember Errington's sentiments about the feeling of community at the Village of Estero anniversary event and noted that it was a faith-based event and the community was involved because of that.

Mayor Boesch stated that, when discussing the CIP, the Council needed to look at where it wanted to be in the future, to avoid the concept of overbuilding, bring in open space, and the beautification of the Village. He noted that the CIP was very ambitious and agreed with Councilmember Levitan that the CIP projects needed to be prioritized.

Public Works Director Willems explained how the preliminary CIP list was compiled. He stated that maintenance projects were not included in the list and provided a brief overview of the projects noted.

Councilmember Levitan requested that a Council workshop be held in order for the Council to determine project priorities. Councilmember Batos agreed.

11. ADJOURNMENT: 11:57 a.m.

ATTEST:

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

(mr/kh)

VILLAGE OF ESTERO, FLORIDA

By: James R. Boesch
James R. Boesch, Mayor