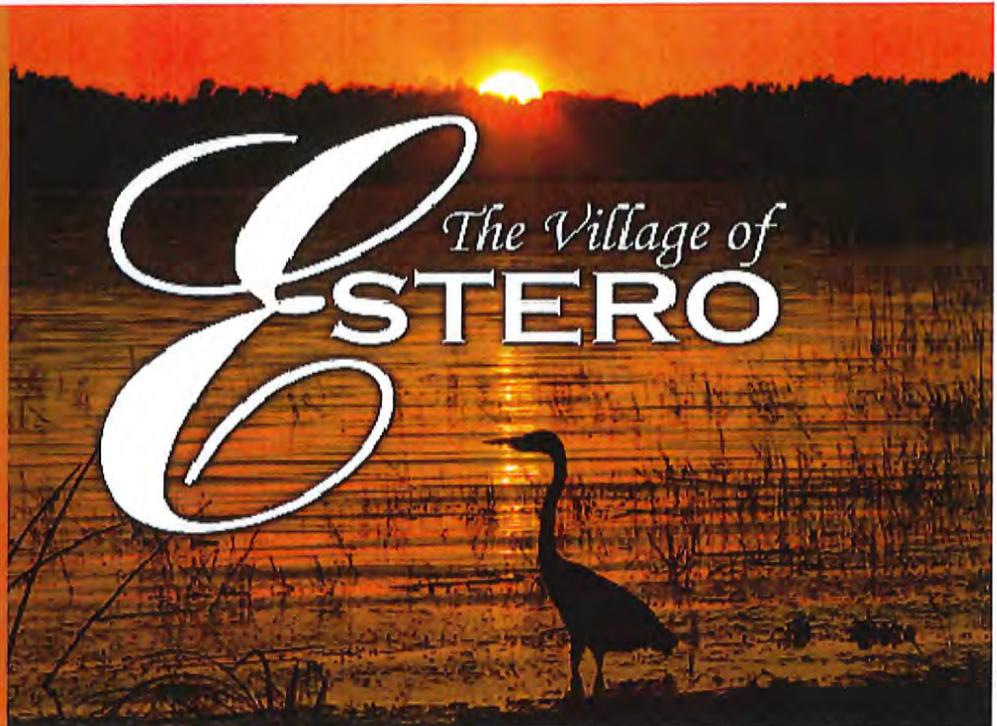


The
sun is
rising
on a
beautiful
new
vision



**VILLAGE COUNCIL
WORKSHOP
Agenda**

Village Council: District 1 – Bill Ribble; District 2 – Howard Levitan, Deputy Mayor; District 3 – Donald Brown; District 4 – Katy Errington; District 5 – Jim Boesch; District 6 – Nick Batos, Mayor; District 7 – Jim Wilson

**Friday, May 8, 2015
1:30 p.m
Estero Fire Rescue District
Meeting Room
21500 Three Oaks Parkway, Estero, FL 33928**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **COUNCIL BUSINESS**

The public will have an opportunity to speak during each agenda item. Each individual has one opportunity to speak for three minutes per agenda item.

- (A) DISCUSSION – 2015 Village Budget (Interim Village Manager)

Attachment Included

- (B) DISCUSSION – All Hazards Tax (Interim Village Manager)

Attachment Included

- (C) DISCUSSION – Development Services Director (Vice-Mayor Levitan)

Attachment Included

- (D) DISCUSSION – Planning and Zoning Board Meeting Schedule (Interim Village Manager)

Attachment Included

- (E) DISCUSSION – Design Review Board Meeting Schedule (Interim Village Manager)

Attachment Included

- (F) DISCUSSION – Welcome To Estero Signs (Mayor Batos)

- (G) DISCUSSION – Ordinance 15-04 Amending Ordinance 15-01 Regarding the State Registered Architect Requirement for the Design Review Board (Vice-Mayor Levitan)

Attachment Included

6. **PUBLIC INPUT OF NON-AGENDA ITEMS**

7. **COUNCIL / VILLAGE MANAGER COMMUNICATIONS AND FUTURE AGENDA ITEMS**

(A) Interim Village Manager's Comments.

(B) Interim Village Attorney's Comments.

8. **ADJOURN**

If you desire to address the Council, please complete a Public Comment Card located on the table in the lobby and return it to the Clerk. Citizens desiring to speak must step up to the podium, state their full name and address and/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Council meeting due to a disability or physical impairment, should contact Daphnie Bercher at 239-598-3601, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(A)

Village of Estero
Budget Fiscal Year 2014-2015

	Feasibility Study (A)		Cash Flow Projections (B)		Budget
	Annual	Fiscal Year 2015	Annual	Calendar Year 2015	Fiscal Year 2014-2015
Revenues					
State Shared Revenue (19-20)					
Municipal Revenue Sharing (28)	490,530	367,898	490,679	368,009	245,340
State Sales Tax (29)	1,856,049	1,392,037	2,270,941	1,324,715	756,980
Total State Shared Revenue	2,346,579	1,759,935	2,761,620	1,692,724	1,002,320
Franchise Fees & Communication (23)	1,896,768	948,552	1,896,768	474,192	-
License Fees (30)	75,000	37,500	75,000	18,750	-
Gas Tax Revenues (33) & (C)	-	-	-	-	-
Ad Valorem Revenue (See Note below)					
Estero Taxable Value (\$000 Omitted)	4,936,632		5,420,958		
x 95% (for early payment discounts)	4,689,800		5,149,910		
x .8398 (Millage Rate)	3,938,494	1,969,247	4,324,895	2,162,447	-
Total Revenue	8,256,841	4,715,234	9,058,283	4,348,114	1,002,320
Expenditures					
Personnel Costs (38)					
Village Manager	125,000		125,000		57,290
Assistant Village Manager/Contract Specialist	115,000		115,000		47,920
Finance Director	95,000		95,000		43,540
City Clerk/Treasurer	65,000		65,000		27,080
Administrative Asst.	35,000		35,000		14,580
Total Salaries	435,000		435,000		190,410
Fringes at 35%	152,250		152,250		66,650
Total Payroll Cost	587,250	293,625	587,250	403,875	257,060
Mayor & City Council Compensation	27,000	22,500	45,000	31,875	20,630
Contract Services (39)					
Legal Services	75,000	75,000	480,000	360,000	240,000
Professional Services/ Growth Management	100,000	100,000	240,000	180,000	120,000
Total Contract Services Cost	175,000	175,000	720,000	540,000	360,000
Operations & Rent (39)					
Insurance (39)	129,600	64,800	129,600	86,400	54,000
Audit (39)	75,000	37,500	23,174	18,680	13,080
Contingency (1 Mo. Budgeted expenses) (39)	35,000	35,000	35,000	35,000	-
	83,500	46,250	128,335	96,252	64,170
Total Local Government Cost	1,112,350	674,675	1,668,359	1,212,082	768,940
County Inter Local Agreement Contracts (D)	4,074,871	2,037,436	4,074,871	679,145	-
Local Elections-Supervisor of Elections	134,000	134,000	-	-	-
Capital Equipment					
Office and computer equipment	175,000	175,000	175,000	175,000	175,000
Total Expenditures	5,496,221	3,021,111	5,918,230	2,066,227	943,940
Surplus (Deficit)	2,760,620	1,694,123	3,140,052	2,281,887	58,380

NOTE:	Assumes no tax rate change; ad valorem amounts have been updated for Jan. 1, 2014 property values. Actual revenues are expected to be higher when based on Jan. 1, 2015 property values.
(A)	Reflects the original Feasibility Study amounts as presented by the Estero Council Community Leaders (ECCL), later adjusted by BJM Consulting for a net cash flow decrease of approximately \$20,561 (page 46 Feasibility Study) for the exclusion of Eldorado Acres.
(B)	Updated Cash Flow Projection amounts as presented by the Estero Council Community Leaders (ECCL) updated as of 3/11/15 to reflect more current information; all amounts are preliminary estimates and subject to change.
(C)	Although the Village is entitled to Gas Tax Revenues beginning in October, such amounts have been excluded because the related costs are not determinable prior to negotiation with Lee County.
(D)	The monthly cost is based on preliminary discussions by BJM Consulting with Lee County officials; the Village Manager et. al. will need to negotiate these charges with Lee County officials well before October 1, 2015.
(Numbers in Red)	refer to the appropriate page number in the BJM Consulting Feasibility Study.

CASH FLOW PROJECTIONS -- PAGE 2 (SUPPLEMENTAL INFORMATION)

Village of Estero
Calendar Year Ended 12-31-15

Updated 3-11-15

FEASIBILITY STUDY (A)	2015 BY MONTH												YEAR ENDED 12/31/2015	
	2015	JAN-MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC			
Annual	2015	UPDATED ESTIMATE (B)											2015	
Annual	2015	Annual											2015	
AD VALOREM REVENUE (22)														
ESTERO TAXABLE VALUE (\$000 Omitted)	\$ 4,936,652													
x 95% (for early payment discounts) (\$000 Omitted)	4,689,800													
x .8398 (Millage Rate)	3,938,454	1,969,247											2,162,447	
LOCAL GOVERNMENT COST														
PERSONNEL COSTS (38)														
Village Manager	125,000		5,208	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	88,542
Assistant Village Manager/Contract Specialist	115,000		9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	76,667
Finance Director	95,000		3,958	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	67,292
City Clerk/Treasurer	65,000			5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	43,333
Administrative Asst.	35,000			2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	23,333
Total Salaries	435,000		9,167	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	289,157
Fringes at 35%	152,250		3,208	12,688	12,688	12,688	12,688	12,688	12,688	12,688	12,688	12,688	12,688	104,708
Total Payroll Cost	587,250	299,625		12,375	48,938	48,938	48,938	48,938	48,938	48,938	48,938	48,938	48,938	403,875
MAYOR AND CITY COUNCIL														
Compensation	27,000	22,500		1,875	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	31,875
CONTRACT SERVICES (39)														
Legal Services	75,000	75,000		40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	350,000
Growth Management	50,000	50,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Professional Services	50,000	50,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Total	175,000	175,000		60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	540,000
OPERATIONS/RENT (39)														
Various Costs	129,600	54,800		10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	86,400
INSURANCE (39)														
Property, Casualty, Liability, Auto	75,000	37,500		13,084								5,596		18,680
AUDIT (39)														
Cost for period ending 9-30-15	35,000	35,000												35,000
CONTINGENCY (39)														
Unidentified Costs (1 Mo. Budgeted expenses)	83,500	45,250		10,695	10,695	10,695	10,695	10,695	10,695	10,695	10,695	10,695	10,695	96,252
TOTAL LOCAL GOVERNMENT COST	1,112,350	674,675		98,029	134,182	134,182	134,182	134,182	134,182	134,182	134,182	134,182	134,182	1,212,082

NOTE: Assumes no tax rate change; ad valorem amounts have been updated for Jan. 1, 2014 property values. Actual revenues are expected to be higher when based on Jan. 1, 2015 property values. (Numbers in Red) refer to the appropriate page number in the BIM Consulting Feasibility Study.

1 **VILLAGE OF ESTERO, FLORIDA**

2
3 **RESOLUTION NO. 15 - _____**

4
5 **A RESOLUTION OF THE VILLAGE OF ESTERO, LEE**
6 **COUNTY, FLORIDA, ADOPTING THE BUDGET FOR FISCAL**
7 **YEAR 2014-15; PROVIDING AN EFFECTIVE DATE.**

8
9 **WHEREAS,** the Village of Estero, Lee County, Florida, is a newly incorporated
10 municipality and has commenced business on March 17, 2015; and

11
12 **WHEREAS,** the Village of Estero, Florida, set forth the appropriations and revenue
13 estimate for the Budget for Fiscal Year 2014-15, including expenditures, as follows:

14 **General Fund**

15		
16		
17	Revenue	\$1,002,320
18		
19	Expenditures	<u>\$ 943,940</u>
20		
21	Surplus	<u>\$ 58,380</u>
22		

23 **NOW, THEREFORE,** be it resolved by the Village Council of the Village of Estero,
24 Lee County, Florida:

25
26 **SECTION ONE.** The fiscal year 2014-2015 budget is hereby adopted.

27
28 **SECTION TWO.** This Resolution shall take effect immediately upon adoption.

29
30 **ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this
31 _____ day of May, 2015.

32		
33		
34	Attest:	VILLAGE OF ESTERO, FLORIDA
35		
36	By: _____	By: _____
37	Peter Lombardi	Nicholas Batos
38	Interim Village Manager/ Custodian of Village Records	Mayor

39
40
41
42 Reviewed for legal sufficiency:
43
44 By: _____
45 Burt Saunders, Esq.
46 Interim Village Attorney

(B)

ALL HAZARDS TAX

The All Hazards Tax is a millage rate is added to the Unincorporated Area MSTU and is set at 0.0693 mills for Fiscal Year 2014-2015. The millage rate equates to a property tax of .0693 cents per \$1,000.00 of taxable value. An Estero homeowner with a taxable value of \$275,000, would pay and All Hazards Tax of \$19.06.

Of the 6 municipalities in Lee County, only the City of Cape Coral has adopted the All Hazards Tax.

I have discussed the purpose of this tax with Pete Winton, Assistant County Manager, and based on the conversation I recommend the Village of Estero drop this tax assessment.

Peter G. Lombardi

(C)

Peter Lombardi

From: Howard Levitan
Sent: Wednesday, April 22, 2015 5:17 PM
To: Peter Lombardi
Subject: Re: Items For Future Workshop Agendas
Importance: High

Hi Peter:

I like the list that Nick prepared as supplemented by Jim Wilson's ideas.

I would like to add one more topic. I would like to discuss the possibility of hiring on a contract basis a planning professional to fill the position of **Development Services Director** as envisioned in the Land Use Planning Ordinance (see Section 2-6). Initially, we were going to rely on the Community Development Director from Lee County, however that position is now going to the FDOT director. If we are going to contract with Lee County for DCD services in the land use process, we will need someone representing Estero to act as liaison to DCD and to manage the process for us. This contract person would act as staff to the two land use boards we have created, and deal with all of the various stakeholders in the process, both developer oriented and the public. This will relieve a lot of the pressure from the Council and will enable us to focus on policy issues to a greater extent.

In addition, such a position will be responsible for making sure that the process and all of the various public informational meetings and quasi-judicial hearings go smoothly and to the benefit of our citizens. This is a very important job, and we need to find exactly the right person. The first step would be to develop a full job description and then to start to talk about how the hiring process could work. I have several ideas of qualified individuals/companies that might be available.

I would like this added to the workshop list, and given a high priority. Just in the past 3 days I have had numerous emails, telephone calls and meetings with developers to discuss the process and their own particular concerns. This will increase in volume as we start to tackle the backlog of cases.

Please pass this on to the other Council members.

Best regards, Howard

(D)

VILLAGE OF ESTERO
PLANNING AND ZONING BOARD
2015 MEETING SCHEDULE

The Planning and Zoning Board is tentatively scheduled to meet on the 3rd Tuesday of every month at 5:30 p.m. in the Village Hall located at 21500 Three Oaks Parkway, Estero, Florida.

Below is the tentative schedule for the remainder of 2015:

May 19, 2015

June 16, 2015

July 16, 2015

August 18, 2015

September 15, 2015

October 20, 2015

November 17, 2015

December 15, 2015

(E)

VILLAGE OF ESTERO
DESIGN REVIEW BOARD
2015 MEETING SCHEDULE

The Design Review Board is tentatively scheduled to meet on the 2nd and 4th Wednesday of every month at 5:30 p.m. in the Village Hall located at 21500 Three Oaks Parkway, Estero, Florida.

Below is the tentative schedule for the remainder of 2015:

May 13, 2015	May 27, 2015
June 10, 2015	June 16, 2015
July 8, 2015	July 22, 2015
August 12, 2015	August 26, 2015
September 9, 2015	September 23, 2015
October 14, 2015	October 28, 2014
November 11, 2015	November 25, 2015 (day before Thanksgiving)
December 9, 2015	December 23, 2015

(G)

ORDINANCE NO. 15-

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING SECTION 3-2(2)(B) OF ORDINANCE NO. 15-01 TO CHANGE QUALIFICATIONS FOR MEMBERSHIP OF THE DESIGN REVIEW BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Estero adopted Ordinance No. 15-01 on April 17, 2015, which established the Village Planning and Zoning Board and the Village Design Review Board; and

WHEREAS, the Village Council has recently received nominations for the two boards and appointed members to those boards; and

WHEREAS, in the process of establishing the Design Review Board and appointing its members, the Village has determined that it is in the best interests and welfare of the Village and its residents to amend Ordinance No. 15-01, Section 3-2(2)(b) to change the membership qualifications of the Design Review Board to require one state registered architect instead of two state registered architects to be members of the Design Review Board; and

WHEREAS, the Village Planning and Zoning Board, as the Local Planning Agency and in a duly noticed public hearing, has considered the proposed change and has recommended that the proposed change is consistent with the Village of Estero Comprehensive Plan.

NOW THEREFORE, THE VILLAGE OF ESTERO HEREBY ORDAINS as follows:

Section 1. Recitals Adopted. That each of the above stated recitals is hereby adopted and confirmed as being true, and the same are hereby incorporated as a part of this Ordinance.

Section 2. **Amending Section 3-2(2)(c) of Ordinance No. 2015-01.** Section 3-2(2)(c) of Ordinance No. 2015-01 is hereby amended as follows:

Sec. 3-2. Organization; qualification of members.

(1) The village council shall appoint a chairman from among the appointed members of the design review board to serve for one year terms and to preside at its meetings. The design review board shall elect a vice-chairman for 1 year terms to preside at its meetings in the absence of the chairman. The board shall formulate its rules and regulations for the conduct of its business, which shall govern except as inconsistent with any procedures established for it by the village council.

(2) The members of the board shall have the following qualifications:

(a) At least 4 members must be residents of the village. All other members shall either (i) own a business in the village; (ii) own property in the village; or (iii) work in the village;

(b) At least ~~2 members~~ 1 member of the board shall be a state-registered architects, at least 1 member shall be a state-registered engineer, and at least 1 other member shall be a state-registered landscape architect. The remaining members of the board shall be architects, landscape architects, professional engineers, professional land planners, building contractors, or shall possess a similarly related professional background which is well versed in the land development process; and

Section 3. **Severability.** If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 4. **Effective Date.** This Ordinance shall be effective upon adoption at second reading.

PASSED and ADOPTED on first reading this _____ day of _____, 2015.

PASSED and ADOPTED on second reading this _____ day of _____, 2015.

Nick Batos, Mayor

Attest:

Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burt Saunders, Interim Village Attorney

Vote:

Mayor Batos	yes _____	no _____
Vice Mayor Levitan	yes _____	no _____
Councilmember Boesch	yes _____	no _____
Councilmember Brown	yes _____	no _____
Councilmember Errington	yes _____	no _____
Councilmember Ribble	yes _____	no _____
Councilmember Wilson	yes _____	no _____