

District 1, Chairman

Kevin Ruane

District 2, Vice Chairman

Cecil L Pendergrass

District 3

David Mulicka

District 4

Brian Hamman

District 5

Mike Greenwell

**Lee Board of County
Commissioners
Regular Meeting Agenda**

November 4, 2025

9:30 AM

County Manager

Dave Harner, II

County Attorney

Richard Wm. Wesch

Commission Chambers

2120 Main Street

Fort Myers, FL 33901

If you plan to address the Board, please complete a "Public Comment Card" located on the table outside the Chamber entrance. Completed cards should be returned to the Staff table at the right of the podium prior to the start of the meeting.

NOTE: During this meeting the Board may convene and take action in its capacity as the Lee County Port Authority.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Dr. Ranice Monroe, by email - ADArequests@leegov.com, phone - (239) 533-0255, or Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

Closed Executive Session - 8:30 AM

Invocation - Pastor Mark Zillman, Cypress Lake United Methodist

Pledge of Allegiance

Proclamations

Recap

Consent Agenda

- Items to be pulled for discussion by the Board
 - Public comment on balance of items
- Motion to approve balance of items
- Consideration of items pulled for discussion
 - Public comment taken on each pulled item as it is considered

Administrative Agenda

Public Hearings

Walk-ons and Carry-overs

Commissioners' Items/Committee Appointments

County Manager Items

County Attorney Items

Public Presentation of Matters by Citizens

Workshop Update

- Public Comment on Workshop

Adjourn

CLOSED EXECUTIVE SESSION 8:30 AM

1. Conduct Closed Executive Session for Collective Bargaining, Local 1826 District 10 IAFF

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current Budget?: N/A
Fund:
Comments:

Item Summary:

Conduct a Closed Executive Session on Tuesday, November 4, 2025 at 8:30 a.m. to discuss collective bargaining negotiations between Lee County Port Authority and Southwest Florida Professional Firefighters and Paramedics, Local 1826, District 10, International Association of Firefighters, Inc. as authorized by Section 447.605, Florida Statutes.

The opening of the public meeting will convene as the Board of Port Commissioners in the County Commission Chambers, and will adjourn to a closed session in the East Room. Upon conclusion of the closed session, the public meeting will reconvene in the County Commission Chambers.

PROCLAMATIONS

2. Pet of the Month (Commissioner Pendergrass)
3. Lung Cancer Screening Awareness Month (Commissioner Ruane)
4. Responsible Dog Owner Day (Commissioner Hamman)
5. Hunger and Homelessness Awareness Month (Commissioner Mulicka)
6. National Injury Prevention Day (Commissioner Hamman)

RECAP

CONSENT AGENDA

CLERK OF THE COURTS

1. Approve and Record County Disbursements per Florida Law

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current Budget?: N/A
Fund: N/A
Comments:

Item Summary:

Chapter 136.06(1), Florida Statute requires that all County disbursements be recorded in the

Minutes of the Board. This is for the check and wire registers viewable on the Clerk's website - <https://www.leeclerk.org/departments/finance/financial-reports/bocc-check-registers-and-wire-transfers>.

2. Present Monthly Financial Summary Report for 4th Quarter 2025

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

This is a monthly information report from the Clerk of Court's Office that provides interim information on selected revenues, expenditures, debt, reserves and investments.

3. Present Driver Education Safety Trust Fund Report for September 2025

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

This is a monthly report from the Clerk of Court's Office that provides financial activity for the driver's education safety trust fund.

COMMUNITY DEVELOPMENT

4. Approve Petition to Vacate at 4030 24th Street SW, Lehigh Acres

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Extinguishes the public interest in a portion of the unimproved public utility easement centered along the common lot line between Lots 14 and 15 of the platted lots at 4030 24th Street SW, Lehigh Acres. This action will remove encumbrances to create a unified site for a residential house. There were no objections from the public utility providers and there are no other affected property owners.

5. Award 2025/2026 State Housing Initiatives Partnership Grant Agreements

Funding:

Current Year Dollar Amount:	\$4,402,302
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Included in the Current Budget?:	Yes
Fund:	State Funds (SHIP)
Comments:	

Item Summary:

Approves State Housing Initiatives Partnership (SHIP) grant agreements to provide \$4,402,302 in funding to nonprofit housing development organizations for affordable housing projects, including new construction, owner-occupied rehabilitation, rental new construction, and rental rehabilitation.

The 2025/2026 grants will assist 45 very low-income and 29 low-income households, including 41 households with special needs.

The State Housing Initiatives Partnership (SHIP) program is solely funded by the State and is locally administered in accordance with the Local Housing Assistance Plan (LHAP), adopted by the Board on March 21, 2023. The program prioritizes assistance to very low-, low-, and special-needs households, with a statutory requirement that 65% of the funds be allocated to homeownership activities.

6. Authorize Commitment of Local Government Opportunity Funding for Affordable Housing

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	N/A
Fund:	Affordable Housing Trust Fund
Comments:	Funding will only be required if the Loan Agreement is executed.

Item Summary:

Approval of this item provides a funding commitment in the form of a \$610,000 zero-interest loan, with a five-year term, from the Affordable Housing Trust Fund to Southward Village Phase 3, LP, selected through a competitive solicitation process. The funding will be used in conjunction with Florida Housing Finance Corporation (FHFC) tax credits to support construction of 82 senior housing rental units at the southeast intersection of Pauldo Street and Willard Street in Fort Myers. Of these, 66 units will be reserved for households with extremely low ($\leq 33\%$ of the area median income) or low ($\leq 60\%$ of the area median income) incomes with a compliance period of 50-years. The remaining 16 units will be market rate housing.

If Southward Village Phase 3, LP does not apply or withdraws their application for FHFC tax credits, a funding commitment will be made to Revital Aspire Housing, LLC. The Aspire Fort Myers project includes construction of 84 affordable rental units at 1621 Ortiz Avenue, Fort Myers, with a 99-year compliance period for households at or below 33% or 60% of area median income.

In either case, the County's commitment becomes void if the respective project is not awarded funding by FHFC.

COUNTY ATTORNEY

7. Direct to Public Hearing Repealing and Replacing Animal Control Ordinance 14-22

Funding:

Current Year Dollar Amount:	No funding required.
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Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Authorizes advertisement for and conducting of a Public Hearing on December 2, 2025 at 9:30 a.m. in Chambers to consider repealing and replacing Lee County Animal Control Ordinance 14-22. The proposed Ordinance repeals and replaces the existing ordinance and provides comprehensive changes to rules related to Animal Control and Services, changes to definitions, and maintaining a conflicts of law, severability, codification and scrivener's errors sections, and any modifications that may arise from consideration at public hearing, and an effective date.

COUNTY LANDS

8. Approve ILA with Gateway Services Community Development District

Funding:

Current Year Dollar Amount:	\$2,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves an Interlocal Agreement (ILA) that authorizes Gateway Services Community Development District (CDD) to construct and use a storage building on County-owned land at 13265 Soccer Drive, Fort Myers. The term of the agreement is 20 years and the CDD will pay a one-time license fee of \$2,000. Each party has the right to terminate the Agreement early with 90 days prior notice.

9. Approve Release of Portions of Utility Easements and Accept New Utility Easement in Fort Myers

Funding:

Current Year Dollar Amount:	\$130
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	Recording fees

Item Summary:

Approve release of +/- 6,563 square feet of easement interests in portions of two Perpetual Utility Easements (water and sewer) to the City of Fort Myers as part of the County's Emergency Operations Center (EOC) expansion project. Accept a +/- 13,809 square foot Perpetual Utility Easement grant (water and sewer) from the City to accommodate the expanded utility infrastructure. The EOC is located on City-owned property one-half mile south of the intersection between State Road 82 and Ortiz Avenue.

COUNTY MANAGER

10. Report Quarterly Expenditures for County-Sponsored Functions

Funding:

Current Year Dollar Amount: \$17,498.13
Included in the Current Budget?: Yes
Fund: Various
Comments:

Item Summary:

Lee County Ordinance #90-18 requires quarterly reporting of expenditures for county-sponsored functions. Some of these expenditures are funded through grants and donations. These include workshops, training, seminars, receptions, ribbon cuttings, and meals related to county-sponsored events and meetings. Expenditures for the 4th quarter of FY24-25 (July through September) were \$17,498.13.

11. Increase Award for CDBG-DR Funded Long Term Recovery Group Services

Funding:

Current Year Dollar Amount: \$447,542
Included in the Current Budget?: Yes
Fund: Federal Grant Funds through General Fund
Comments: CDBG-DR Grant Funded, Long Term Recovery Initiative
HG-006

Item Summary:

Approves an amendment to the CDBG-DR Subrecipient Agreement with Catholic Charities Diocese of Venice, Inc. (CCDOV) that increases the award by \$447,541.80. The amendment provides for continuation of services to assist households with unmet needs related to Hurricane Ian. As the program lead for the Unmet Needs Long-Term Recovery Group, CCDOV heads the Unmet Needs Roundtable and collaborates with public service providers to assist households and individuals still recovering from Hurricane Ian. The increased budget would provide funding support to CCDOV through May 31, 2026.

12. Authorize Intent to Award for CDBG-DR Multi-Family Housing Development Projects

Funding:

Current Year Dollar Amount: \$60,000,000
Included in the Current Budget?: Yes
Fund: Federal Grants through General Fund
Comments: CDBG-DR Grant Funded, Long Term Recovery Initiative
HG-006

Item Summary:

This non-binding action conditionally awards Community Development Block Grant - Disaster Recovery (CDBG-DR) funds to Reserve at Eastwood Apartments, Wave at Chana, and Wave at Colonial, in the amount of \$20,000,000 each, to support the development of 1,024 new affordable rental units. All units will be designated as affordable, consisting of one-, two-, three- and four-bedroom apartments. The loans will bear a zero percent (0%) interest rate and will be repaid from available project cash flow, with final payment due at maturity. Actual award of funds is contingent upon successful negotiation of all loan documents, additional due diligence, and final BoCC approval.

13. Approve Contract Task Order Modification for CDBG-DR Staff Augmentation & Implementation

Funding:

Current Year Dollar Amount:	\$25,000
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Provides staff augmentation for infrastructure program support by Hunt, Guillot & Associates LLC for CDBG-DR funded activities under the grant allocation for Hurricanes Helene and Milton. Increases the current budget by \$25,000 - resulting in a not-to-exceed amount of \$155,000 - for services rendered through December 31, 2025.

14. Approve Change Order for Hurricane Ian Disaster Cost Recovery Support

Funding:

Current Year Dollar Amount:	\$157,365
Included in the Current Budget?:	No
Fund:	General Fund Grant
Comments:	

Item Summary:

The County issued a task order to Hagerty Consulting Services for Hurricane Ian Disaster Management Support on December 16, 2024, that expires December 2, 2026. This item approves a change order to allow for continued disaster cost recovery support services for Hurricane Ian. The change order is in the amount of \$157,365.

FACILITIES CONSTRUCTION AND MANAGEMENT

15. Approve STA to Design New EMS Station in Alva

Funding:

Current Year Dollar Amount:	\$589,529
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves a Supplemental Task Authorization (STA) to the contract with Johnson Engineering, Inc. The STA is in the amount of \$589,529.00. Johnson Engineering will design a new Lee County Emergency Medical Services (EMS) Station, which will be located at 2480 Iverson Street in Alva. The contract amount is \$589,529.00.

The new facility will be a 7,794-square-foot EMS station on county-owned property and will include operational, living, and support spaces for EMS personnel. The work includes site design, architectural construction documents, septic system design, and installation of a water storage tank

to support the fire sprinkler system. The plan also includes a generator for backup power.

This planned and budgeted project will be funded through the General Fund.

16. Approve Piggyback for Daikin HVAC Solutions, Related Products and Services

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Various
Comments:	Purchases in excess of \$100,000.00 will be brought to the Board for approval.

Item Summary:

Approves a piggyback with Daikin Applied Americas Inc., to purchase HVAC equipment, related products and services. Purchases will be on an as-needed basis, as approved in the department's annual adopted budgets.

A market analysis was completed and purchases under this contract will deliver estimated savings ranging from 9% to 51% off retail prices for HVAC solutions, products and services.

Using the piggyback method allows the County to take advantage of large-scale contract volume discounts. The County benefits from a shorter timeframe because a competitive procurement process has already been conducted. A market analysis will be completed for purchases in excess of \$100,000.00 and will be brought to the Board for approval.

INNOVATION & TECHNOLOGY

17. Approve Piggyback for 2025 Network Refresh

Funding:

Current Year Dollar Amount:	\$199,902
Included in the Current Budget?:	Yes
Fund:	ITG
Comments:	\$999,509 Over 5-Year Term

Item Summary:

Approves a piggyback purchase from Driven Technologies to use pricing on the General Service Administration Purchasing Contract. The contract amount is \$999,509 and is for a lease term of five years. This purchase will replace end-of-life network equipment to ensure continuity of essential county network operations and enhance protection from cybersecurity threats.

Using the piggyback method allows the County to take advantage of large-scale contract volume discounts. The County benefits from a shorter timeframe because a competitive procurement process has already been conducted. A market analysis has been completed and the purchase under this contract will represent savings of \$966,776.56 or 55.34%.

PROCUREMENT MANAGEMENT

18. Approve Annual Estimated Expenditure Increase for Automotive, Equipment Batteries

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Various department funds.
Comments:	Expenditures will be on an as-needed basis as approved in departments' annual adopted budgets.

Item Summary:

Approves a spending increase to the annual expenditure limit on the contract awarded for the purchase and delivery of automotive and equipment batteries on an as-needed basis. The proposed adjustment increases the current annual not-to-exceed amount by \$145,000, from \$130,000 to \$275,000. This is not a price increase for the product.

The contract is held with:

- J & K Auto Parts, Inc. dba NAPA Auto Parts,
- IEH Auto Parts, LLC dba Auto Plus Auto Parts, and
- Interstate Batteries of SWFL dba DTC Distributors, LLC.

These vendors supply batteries for a wide range of County-owned vehicles and equipment, including fleet vehicles, heavy machinery, public safety units, and maintenance equipment. The increased expenditure is necessary to meet rising demand across departments, ensures uninterrupted operations and timely maintenance of essential County assets. Funding for the increase is available within the departments' approved annual budgets.

The FY24/25 expenditures were \$258,574.95 by the Fleet, Parks and Recreation, Solid Waste, Transportation, and Utilities departments.

PUBLIC SAFETY**19. Award Contract for Resilient Communication Towers Design - CDBG-DR****Funding:**

Current Year Dollar Amount:	\$1,180,981
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	Long-Term Recovery Initiatives: • PC-001 Planning Regional Resilience • IF-004 Hardening Critical Facilities and Systems • IF-006 Rebuilding Resilient Communications Infrastructure

Item Summary:

Awards a Competitive Negotiation Request for Proposal for Resilient Communication Towers – CDBG-DR to Motorola Solutions, Inc. The contract is in the amount of \$1,180,981.20.

Motorola will provide professional consulting services for engineering, design, permitting, and construction administration of the Lee County Critical Infrastructure Resilient Communication Towers project. The project, funded through the Community Development Block Grant – Disaster

Recovery (CDBG-DR) Program, will establish resilient communication infrastructure across five County-owned properties to support the County's P25 Public Safety Radio System and accommodate up to three additional communication services, such as cellular, broadband, or private radio systems.

20. Approve Amended Spend for P25 Communication System Maintenance

Funding:

Current Year Dollar Amount:	\$1,259,533
Included in the Current Budget?:	Yes
Fund:	GCN/Enterprise
Comments:	Total expenditure: \$35,408,493.56: • \$17,368,032.56 for system implementation (completed in 2023) • \$18,040,461.00 for ongoing radio system maintenance over twelve years

Item Summary:

Approves an amended total contract amount with Motorola Solutions, Inc. for Public Safety communication system upgrades, migration, and preventative maintenance services. The original contract and subsequent twelve-year service agreement were approved by the Board on September 17, 2019, and September 17, 2024, respectively.

A review determined that prior Board action did not clearly authorize the full amended contract total. The revised total expenditure is \$35,408,493.56, including \$17,368,032.56 for system implementation (completed in 2023) and \$18,040,461.00 for ongoing radio system maintenance over twelve years. \$1,259,533.00 is budgeted for FY25/26.

21. Approve CBA with International Association of EMTs & Paramedics, Local 533

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

The International Association of EMTs and Paramedics, Local 533, represents Lieutenants and Captains in Public Safety's Division of Emergency Medical Services. County representatives have been meeting with Local 533 to negotiate a new Collective Bargaining Agreement (CBA); the current agreement expired September 30, 2025. On October 23, 2025, the parties met and reached agreement on the final terms and conditions. The proposed agreement is scheduled for ratification the week of October 27, 2025. If approved by the membership, this item will seek the Board's execution of the agreement.

TRANSPORTATION

22. Award Contract to Resurface Veterans Pkwy. from Santa Barbara to County Club

Funding:

Current Year Dollar Amount: \$1,026,001
Included in the Current Budget?: Yes
Fund: Transportation Capital Improvement
Comments:

Item Summary:

Awards a low bid contract to OHLA USA, Inc. to resurface Veterans Parkway from Santa Barbara Blvd. to Country Club Blvd. in Cape Coral. The contract is in the amount of \$1,026,001.01. Work to be done includes milling, resurfacing, re-striping, and signal loop installation.

Construction on this project is set to begin in December and is included in the current year budget.

23. Direct to Public Hearing an Agreement for Intersection Improvements at Sunniland & Lee Blvds.**Funding:**

Current Year Dollar Amount: \$701,446
Included in the Current Budget?: Yes
Fund: Transportation Capital Improvement
Comments: Strategic Planning – Infrastructure, Roads and Bridges

Item Summary:

Directs County staff to advertise for, and conduct, a Public Hearing on November 18, 2025 to consider the approval of an Agreement with WMG Acquisitions, LLC for improvements at the intersection of Sunniland Blvd. and Lee Blvd. including the construction of a traffic signal. Under Florida Statutes Section 336.71, the County has the ability to enter into a Public-private cooperation for the construction of County roads. The County portion of these improvements is estimated to cost \$701,445.83.

UTILITIES**24. Approve STA for CEI Services for Winkler Road Water Main Replacement****Funding:**

Current Year Dollar Amount: \$375,900
Included in the Current Budget?: Yes
Fund: Enterprise
Comments:

Item Summary:

Approve a Supplemental Task Authorization (STA) to the contract with Barraco and Associates, Inc. in the amount of \$375,900.00. Barraco will provide Construction Engineering Inspection (CEI) services to support the Winkler Rd Water Main Replacement Phase II project. These services include full-time engineering inspection services during construction. The Board approved this project as part of the FY26 Utilities Capital Improvement Program.

25. Award Contract for Green Meadows Water Treatment Plant Improvements

Funding:

Current Year Dollar Amount:	\$2,060,858
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Awards a competitively bid construction contract to Pool & Kent Company of Florida, the lowest responsible bidder, for the Green Meadows Water Treatment Plant Improvements project. The contract is in the amount of \$2,060,858.00.

The project includes installing additional brine tanks to increase dry salt storage capacity and enhancing brine production for the ion exchange water treatment process. Brine tanks and salt are needed for part of the water cleaning process. It will also include a new "swing pump," which acts as a backup for the main pumps, ensuring the plant can continue producing treated water even when one of the main pumps is down for maintenance.

The BoCC approved funding for this project as part of the FY26 Utilities Capital Improvement Program and construction is anticipated to begin in December 2025.

ADMINISTRATIVE AGENDA

COUNTY MANAGER**26. Provide Direction for Lee County's Hurricane Ian CDBG-DR Program****Funding:**

Current Year Dollar Amount:	\$10,500,000
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Aligns future CDBG-DR programming with grant deadlines and evolving community needs by: establishing award deadlines, reallocating funding, awarding new critical infrastructure projects, and announcing a final application deadline of December 31, 2025 for LeeCares (individual Housing Rehabilitation, Reconstruction and Elevation) assistance.

PUBLIC HEARING - 9:30 AM

COUNTY MANAGER**27. Conduct Public Hearing to Amend Tanglewood O&M MSTU Ordinance****Funding:**

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	MSTBU

Comments:

Item Summary:

Conduct a public hearing to amend Ordinance 84-09, as amended, to remove the millage cap for the Tanglewood Operation and Maintenance Municipal Services Taxing Unit (O&M MSTU) and adjust boundaries to include benefitting parcels previously excluded. This action will allow millage to be levied equitably and subject to the State constitutional cap of 10 mills. Formal petitions supporting the amendment were submitted by 204 of 392 affected property owners (52%).