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

May 6, 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.

Invocation - Pastor Matt Swearingen Cross Pointe Church
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
Adjourn

PROCLAMATIONS

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1. Pet of the Month (Commissioner Pendergrass)

2. National Foster Care Awareness Month (Commissioner Ruane)

3. Safe Boating Week (Commissioner Mulicka)

4. Trauma Awareness Month (Commissioner Ruane)

RECAP

5. 05/06/25 Agenda 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 Investment Summary for March 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 investments.

3. Approve Lee Board of County Commissioners' Meeting Minutes

Funding:

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

Item Summary:

Approve the minutes for Lee Board of County Commissioners' meetings held on January 22, February 5, 18, 19, 20, and March 4, 5, and 18. The minutes were provided to Board members, and any comments from the Commissioners were taken into consideration in the development of the final minutes.

COUNTY ATTORNEY

4. Confirm and Ratify Resolutions Extending the Hurricane Milton State of Local Emergency

Funding:

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

Item Summary:

Confirm and ratify Hurricane Milton State of Local Emergency Resolution Numbers:

25-04-28 – 28th Extension of State of Local Emergency (Issued 4/20/2025)
25-04-30– 29th Extension of State of Local Emergency (Issued 4/27/2025)
25-05-02 – 30th Extension of State of Local Emergency (Issued 5/4/2025)

5. Confirm and Ratify Resolutions Extending the Hurricane Helene State of Local Emergency

Funding:

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

Item Summary:

Confirm and ratify Hurricane Helene State of Local Emergency Resolution Numbers:

25-04-27 – 30th Extension of State of Local Emergency (Issued 4/22/2025)
25-04-29 – 31st Extension of State of Local Emergency (Issued 4/29/2025)
25-05-01 – 32nd Extension of State of Local Emergency (Issued 5/6/2025)

6. Direct to Public Hearing Repealing & Replacing Procurement Ordinances 18-22, 22-06 and 23-21

Funding:

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

Item Summary:

Authorizes advertisement for, and conducting of a Public Hearing on May 20, 2025 at 9:30 a.m. in

Chambers, to consider repealing and replacing Lee County Procurement Ordinances 18-22, 22-06 and 23-21. The proposed Ordinance repeals and replaces the existing Ordinances and provides for changes to emergency expenditure approvals, conflicts of law, severability, codification and scrivener's errors, modifications that may arise from consideration at public hearing, and an effective date. This will allow for the multiple amendments to the original procurement ordinance to be consolidated into a single Ordinance.

COUNTY LANDS

7. Approve Renewing Sovereignty Submerged Lands Easements

Funding:

Current Year Dollar Amount:	$200
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	Estimated Recording Fees

Item Summary:

Approves renewing Sovereignty Submerged Lands Easement Agreements with the Board of Trustees of the Internal Improvement Trust Fund relating to Bum Bum Creek and Cypress Creek. The easements allow Lee County to maintain the Bum Bum Creek bridge, located on Driftwood Dr., and the Cypress Creek bridge, located on Cypress Creek Rd., which are over, on and under sovereign lands. The renewal term commenced on March 16, 2020, through March 16, 2070.

8. Approve Conveyance of Easement & Agreement with City of Fort Myers

Funding:

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

Item Summary:

Approves conveying a Perpetual Maintenance Easement and Maintenance Agreement to the City of Fort Myers at no cost, to install a non-motorized walkway.

This Agreement allows the City to construct a non-motorized walkway over and across Colonial Boulevard and the Ten Mile Canal, with improvements including a walled-in ramp, a bridge leading up to the ramp from Colonial Boulevard and a bridge crossing the Ten Mile Canal. These improvements will be on the easement area of +/- 40,788 square feet, and the Agreement requires the City to maintain that portion of John Yarbrough Linear Park lying south of Colonial Boulevard, within the easement.

9. Approve Amending Land Donation Agreement and Temporary Easement

Funding:

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

Item Summary:

Amends an agreement with Cape Parkway, LLC for the donation of land and temporary construction easement for sidewalk and turn lane improvements on Cape Coral Parkway East, that were required by a Limited Development Order for the commercial development 'Slip Away Park'. The amendment allows additional time to complete the title clearing and conveyance process.

10. Accept Donation of Three Utility Easements in the Village of Estero

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	Village of Estero to pay recording fees.

Item Summary:

Accepts the of donation of Perpetual Public Utility Easements from three property owners: Sunny Grove Park, Inc., Cypress Bend RV Resort Condominium Association, Inc., and Riverwoods Plantation RV Resort Condominium Association, Inc. All of these easements are in the area of Broadway Avenue W, in the Village of Estero and will be used for utilities expansion projects. The Village of Estero is paying for costs and expenses related to the easements.

COUNTY MANAGER

11. Award Contract for Financial Advisory Services

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Various
Comments:	Expenditures will be on an as-needed basis, as approved in the department’s annual adopted budget.

Item Summary:

This item awards a Request for Proposal to PFM Financial Advisors LLC, to provide financial advisory services and fiscally responsible processes for conducting the sale of bonds, on an-as needed basis, for an initial term of three years. The total expenditures to-date for Fiscal Year 2024-2025 were approximately $1,687.50. Transaction-based fees per $1,000 of the amount of debt issued. Nontransaction-based fees are charged per hour depending on the experience of the advisor and the project scope. Detailed pricing is included in the attached contract.

12. Approve Subrecipient Agreement with Lee County Housing Authority

Funding:

Current Year Dollar Amount:	$605,000
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	

Item Summary:

Authorizes a subrecipient agreement with Lee County Housing Authority to provide multi-family housing rehabilitation of seven (7) affordable units at 2475 Central Ave, Fort Myers. Funding in the amount of $605,000.00 will be provided utilizing the remaining Emergency Rental Assistance 2 (ERA2) grant funds. The ERA2 program was established under the American Rescue Plan Act of 2021 and funds must be expended by September 30, 2025.

13. Authorize Execution of Award Acceptance Agreement for Strayhorn Place Affordable Housing Project

Funding:

Current Year Dollar Amount:	$17,655,877
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:

Issues a contingent award agreement for $17,655,877 of CDBG-DR funding for the construction of 80 affordable housing units at 1935 Lafayette Street in Fort Myers. The Strayhorn Place project will maintain affordable rental rates on one-bedroom apartments for thirty years. The estimated $31,920,026 development ($220,698 CDBG-DR cost per unit) will begin construction on or before September 30, 2025. Funding is contingent upon future BoCC approval of a Deleloper Loan Agreement and related loan documents.

14. Execute CDBG-DR Funding Agreement for Ekos on Evans Affordable Housing Project

Funding:

Current Year Dollar Amount:	$17,000,000
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:

Provides $17 million in CDBG-DR funding for the construction of 144 affordable housing units at 3501 Evans Avenue in Fort Myers. The Ekos project will offer affordable rental rates for one-bedroom, two- bedroom and three-bedroom apartments for 99 years. The approximately $54 million development ($118,055.56 CDBG-DR cost per unit) is set to begin construction this summer. The project will repay all CDBG-DR funds over time out of available cash-flow so that additional projects can be undertaken in the future.

15. Extend Closing Deadline for St. Peter Claver Housing Phase II Affordable Housing Project

Funding:

Current Year Dollar Amount:	$17,200,000
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:

Extends the closing deadline for the St. Peter Claver Housing Phase II project from April 10, 2025, to no later than July 30, 2025, and allocates up to $17,200,000 in CDBG-DR funding to support the project upon future BoCC approval of a Developer Loan Agreement and other relevant loan documents. Funding is for construction of seventy-two (72) affordable housing units at 1426 Sister Bowman Lane in Fort Myers. The project will offer one-, two-, and three-bedroom rental apartments with affordability maintained for 50 years. The total development cost is estimated at $25,759,412, with a CDBG-DR investment of approximately $238,889 per unit. Construction is scheduled to commence on or before September 30, 2025. Project funding will be repaid over time from available project cash flow, enabling reinvestment into future affordable housing initiatives.

FACILITIES CONSTRUCTION AND MANAGEMENT

16. Award Purchase Order for Caloosahatchee Regional Park Pavement Improvements

Funding:

Current Year Dollar Amount:	$139,781
Included in the Current Budget?:	Yes
Fund:	Capital Improvement - Tourist Development Beach Project
Comments:	

Item Summary:

Approves a purchase order with Hallmark Paving Inc. for the milling and paving of the main entrance and west parking lot at Caloosahatchee Regional Park in the amount of $139,781.25.

The main entrance and west parking lot at Caloosahatchee Regional Park, which spans approximately 8,875 sq. yd., were constructed when the park opened in 1999. The paved area has deteriorated and requires constant maintenance. The first phase of the project will mill and repave the main entrance road and parking lot. The second phase will reinstall the wheel stops and restripe, in compliance with ADA regulations, approximately 50 parking spots.

This planned and budgeted project will be funded by Bed Taxes through the Beach and Shoreline Program.

FLEET MANAGEMENT

17. Approve Sole Source Purchase for Gradall Excavator Parts and Service

Funding:

Current Year Dollar Amount:	$95,000
Included in the Current Budget?:	Yes
Fund:	
Comments:	

Item Summary:

Approves a sole source purchase of factory-authorized OEM parts, service, and warranty repairs for Gradall Excavators from Great Southern Equipment, LLC (GSE) in the amount of $95,000.00. The Sole Source method is used when there is only one vendor providing the required product or service. Fleet Management currently maintains a fleet of nine Gradall Excavators, seven of which are over ten years old. While routine maintenance is performed in-house, more complex repairs requiring specialized tools, OEM diagnostic software, and warranty-specific expertise must be handled by Great Southern Equipment, LLC to ensure equipment reliability and performance. Use of OEM parts is essential to maintain warranty coverage and to extend the service life of the equipment. Gradall Excavators play a vital role in emergency response efforts, especially during hurricane season. Ensuring they remain in peak operating condition is critical to supporting ongoing operations and emergency preparedness.

NATURAL RESOURCES

18. Approve Change Order for Palm Creek Lower Filter Marsh Design

Funding:

Current Year Dollar Amount:	$95,089
Included in the Current Budget?:	Yes
Fund:	Capital Improvement
Comments:	Long Term Recovery Initiative NR-003

Item Summary:

Approves a change order to the contract with Tetra Tech, Inc. in the amount of $95,089. Due to the need to remove 46,000 cubic yards of material from the Palm Creek Filter Marsh site, additional time and compensation are necessary in obtaining a Special Exception for Excess Spoil Removal and an additional Limited Development Order. The amount of spoil was not known at the time of the initial contract.

PARKS AND RECREATION

19. Approve Use of TDT Reserves for Causeway Islands Park

Funding:

Current Year Dollar Amount:	$514,000
Included in the Current Budget?:	No
Fund:	Tourist Development Tax
Comments:	

Item Summary:

The Tourist Development Council recommends County Commissioners use Tourist Development Tax Reserves to fund temporary improvements to Causeway Islands Park, which include temporary restrooms, handwashing stations, pit shell, post and rope, and signage that will be incorporated into the permanent repairs. The County is currently expecting FEMA to reimburse ±$180,000.00 in repair costs. The County will also be providing equipment, storage boxes and in-kind labor. The TDC is recommending $514,000.00 be allocated for these repairs.

PROCUREMENT MANAGEMENT

20. Approve Amending Contract for Security Guard Services Countywide

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 the department's annual adopted budgets.

Item Summary:

Approves a contract amendment with Mason Evans, Inc., under the solicitation for Security Guard Services - Countywide, to add the Lehigh Acres Transfer Center, located at 1121 Village Lakes Blvd., to the locations being serviced under the Agreement. The amendment will increase the contract amount by $83,356.00 annually, with total anticipated expenditures in the amount of $1,426,903.47. Total expenditures during Fiscal Year 2023-2024 were $1,343,547.47.

21. Approve Amendment for Custodial Services for Central Lee County

Funding:

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

Item Summary:

Approves contract amendments with both American Facility Services, Inc. and United States Service Industries, Inc., under the solicitation for Custodial Services for Central Lee County, to add custodial services for the new Lehigh Acres Transfer Center service location and increase the custodial services being provided for the Emergency Operations Center service location respectively. The amendments will increase the contract amounts by a total of $75,611.80 annually, with total anticipated expenditures in the amount of $622,200.34. Total expenditures during Fiscal Year 2023-2024 were $546,588.54.

22. Award Annual Contract for Countywide Generator Maintenance, Repair and Installation Services

Funding:

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

Item Summary:

Awards competitively bid contracts Genserve LLC as the primary and Accurate Power and Technology, Inc. as the secondary for the preventative maintenance, repair, and installation services, to include emergency service, for Lee County’s generators on an as-needed basis. The contracts will have an initial term of three years, as approved in the departments’ annual adopted budgets, with an option to renew them for up to two additional years. This is a new countywide annual for the County and expenditures are estimated at $500,000. Individual purchases in excess of $100,000.00 will be presented to the Board for approval.

23. Award Annual Contract for Sandblasting and Industrial Coating

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 the departments' annual adopted budgets.

Item Summary:

Awards competitively bid contracts to eight companies for annual sandblasting and industrial coating, to provide and perform protective coating services on an as-needed basis for an initial term of three years with an option to renew for up to two additional years. This contract is used to provide all labor, materials and equipment for sandblasting and industrial coating services as approved in the departments' annual adopted budgets. Individual projects in excess of $100,000.00 will be presented to the Board for approval. Expenditures for these services in FY24 were $535,177.00 by the Utilities department. The companies are as follows:

- Clean Infusion LLC
- DLR Mobile Repairs, Inc.
- Five 12 Painting & Remodeling, LLC
- Paints & Coating, Inc.
- Quick Painting Group
- Razorback, LLC
- Restoration & Protective Solutions
- Vulcan Construction and Metal Works

24. Approve Annual Piggyback for Uniform Rental and Other Related Products

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 the departments' annual adopted budgets.

Item Summary:

Approves an annual contract for the use of a contract competitively solicited through Sourcewell to provide uniform rentals and other related products from Unifirst Corporation, on an as-needed basis, through the contract expiration date of May 25, 2028, and any renewals or extensions approved by Sourcewell. Expenditures will be on an as-needed basis, as approved in the departments' annual adopted budgets. Expenditures during Fiscal Year 23-24 were $89,110.91 by the Fleet, Solid Waste, Transportation, and Utilities departments.

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 was completed, and it was determined that the piggyback purchase option provides the highest and most consistent discounts for the County, with a discount of between 34.55 and 50% off all uniform rental prices.

PUBLIC SAFETY

25. Approve Renewing Air Methods Air Medical Transport COPCN

Funding:

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

Item Summary:

Air Methods Corporation submitted an application for renewal of their COPCN to provide Air Medical Transport services. Approval provides Air Methods Corporation with the necessary COPCN to satisfy the statutory requirements applicable to their Florida Department of Health license. Granting the COPCN will allow Air Methods Corporation to continue operating as an Air Medical Transport provider in accordance with State law for two additional years.

26. Approve Single Source Purchase for Avive Solutions AED Service and Equipment

Funding:

Current Year Dollar Amount:	$118,753
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves a single-source procurement with Avive Solutions, Inc. to purchase and maintain innovative AED equipment and services. This includes Avive's Intelligent Response technology, which integrates with 911 call centers to enhance cardiac arrest response. This project supports the expansion of the County's lifesaving capabilities by developing connected AEDs across the community and enabling real-time AED tracking, responder coordination, and data collection. The total spend is not to exceed $721,202.64 over the five-year term, and is a planned and budgeted expense.

27. Approve Contract Amendment for CORE Network of Addiction Care

Funding:

Current Year Dollar Amount:	$254,790
Included in the Current Budget?:	No
Fund:	General Fund (Grant)
Comments:	

Item Summary:

Approves a contract amendment with Central Florida Behavioral Health Network, Inc. for Coordinated Opioid Recovery (CORE) Network of Addiction Care with Central Florida Behavioral Health Network, Inc. The amendment will increase the awarded contract availability of funds by $95,963.00 for FY24/25, and will be used to purchase two critical response vehicles. Total anticipated expenditures are in the amount of $254,790.00.

28. Approve Piggyback to Purchase E911 CAD Computer Monitors

Funding:

Current Year Dollar Amount:	$214,655
Included in the Current Budget?:	Yes
Fund:	E911
Comments:	

Item Summary:

Approves a piggyback to use pricing on the City of Mesa, Arizona OMNIA contract for Information Technology Solutions and Services. to purchase Emergency Dispatch Dell computer monitor screens from CDW Government LLC., in the amount of $214,655.00.

This item replaces the computer monitor purchase approved by the Board on March 18, 2025, which was canceled due to an error by the manufacturer and vendor. These items are needed to equip the new Public Safety Emergency Communications Center with monitors and associated supplies to support emergency calltaking and dispatch operations.

A market analysis was completed, and a purchase using this contract will represent a savings of $55,084.90 off MSRP or a savings of 20.42%. 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.

SHERIFF

29. Approve Expenditure of Fees Collected by Lee County Sheriff's Office

Funding:

Current Year Dollar Amount:	$1,801,676
Included in the Current Budget?:	Yes
Fund:	General
Comments:	

Item Summary:

Approves FY24-25 expenditure of $1,801,676.37 of revenues collected from various fees and services by the Sheriff's Office during the period of 01/11/2025 through 03/31/2025. Also, approve transfers within budget line items within the Sheriff's Office allocation. The proceeds are used to offset costs of operating the False Alarms Unit, Law Enforcement costs for overtime, equipment and fuel and Corrections costs for overtime, inmate aggregate claims and equipment.

SOLID WASTE

30. Approve Piggyback Purchase of Two Walking Floor Trailers

Funding:

Current Year Dollar Amount:	$276,566
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves the piggyback purchase of two East Walking Floor Trailers from Rechtien International Trucks using the Florida Sheriff's Association competitively sourced contract. The purchase amount is $276,566.00. These trailers are used to haul waste from Lee and Hendry transfer stations to the Lee-Hendry Landfill. The units being replaced are 12-year-old trailers with over 465,000 miles, and major and frequent mechanical issues resulting in excessive downtime. A market analysis was completed and the purchase under this contract will represent a savings of 8.260% or $24,902.20. Using the piggyback method allows the County to take advantage of the volume discounts of a large state-wide contract.

31. Approve Piggyback Purchase of One Grapple Truck

Funding:

Current Year Dollar Amount:	$334,942
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approve the piggyback purchase of Mack Grapple Truck from Nextran Trucking Centers using the Florida Sheriff's Association competitively sourced contract. Using the piggyback method allows the County to take advantage of the volume discounts of a large state-wide contract. The purchase amount is $334,942.18. The truck will be used to collect illegal dumps and other roadside material. The grapple truck being replaced is a 15-year-old vehicle with over 12,600 operating hours, severe corrosion, frequent mechanical issues, and downtime due to obsolescence of parts. A market analysis was completed and the purchase under this contract will represent a savings of 12.61% or $48,322.00. Using the piggyback method allows the County to take advantage of the volume discounts of a large state-wide contract.

32. Approve Amendment to Solid Waste & Recycling Collection Franchise Agreements

Funding:

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

Item Summary:

Approves contract amendments with Waste Pro of Florida, Inc., and WMIF, for the Solid Waste and Recycling Collection Franchise Agreements – for Service Areas 1, 2, 3, and 5, to memorialize a previously approved 0.73% CPI increase to the rates for collection of curbside residential solid waste, commercial solid waste, and curbside residential recycling for the Fiscal Year 2024-2025, as provided in the Fee Schedule, and as approved by the Board of County Commissioners on August 6, 2024; and to revise the Agreements to permit the rate increase request for the excess vegetative storm debris, and to approve the same Consumer Price Index (CPI) increase to be applied to the rates for the excess vegetative storm debris after named storm events. Total of Franchise Areas 1, 2, 3 and 5 residential collection expenditures for Fiscal Year 2023-2024 were $29,513,494.

33. Authorize Purchase Orders for Repairs at WTE Facility

Funding:

Current Year Dollar Amount:	$157,819
Included in the Current	Yes

Budget?:	
Fund:	Enterprise
Comments:	

Item Summary:

Approval authorizes Procurement to issue purchase orders for six invoices totaling $157,819.98 to Reworld Lee, Inc. to reimburse work performed under the Waste-To-Energy (WTE) Facility contract. Reworld Lee Inc. repaired damages to the Solid Waste WTE ash house, baghouse roofs and various roof fans sustained during Hurricanes Ian and Milton. Reworld Lee is responsible for the repair, design and construction of any capital projects resulting from uncontrollable circumstances, and billing the County as a pass-through cost, excluding any profit mark-up for work completed. Repairs continue and invoices for work performed in accordance with the contract will be forthcoming.

TRANSPORTATION

34. Approve LAP Agreement with FDOT to Improve Intersection at Treeline Ave. & Daniels Pkwy.

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	Yes
Fund:	Transportation Capital
Comments:	Project budget was previously established. Long Term Recovery Initiative IF-003

Item Summary:

A Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) was approved by the Board in April 2024, but FDOT modified the agreement template and has requested the County execute the new version. The agreement provides $1,347,312 in funding to be used to construct intersection improvements along Treeline Avenue at its intersection with Daniels Parkway. Lee Department of Transportation is finalizing design plans for this project, which will be bid for construction and brought back to the Board for approval at a later date. A project budget has been established.

Intersection improvements on Treeline Avenue from Jetport Loop to Heartwood Blvd include eliminating a northbound left-lane turn from Treeline Avenue onto Daniels Parkway, adding a thru-lane and a northbound right-turn lane. This project includes updating ADA at the intersection and providing signal improvements.

35. Approve LAP Agreement with FDOT for Bell Blvd Sidewalk

Funding:

Current Year Dollar Amount:	$2,060,028
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	Long Term Recovery Initiative IF-003

Item Summary:

Approves a Local Agency Program Agreement (LAP) with Florida Department of Transportation to accept $2,060,028 in federal funding for construction and construction inspection services for a new sidewalk on Bell Blvd. from Sunrise Blvd. to Albemarle Circle. The design of the project is complete, and DOT is working with Procurement to prepare the construction bid package and inspection solicitation for advertisement. The contracts will be brought back to the Board for approval and budget amendments will be processed at that time. Project budget will be established with award of construction contracts. This project is a Bicycle/Pedestrian Committee priority from 2016.

36. Approve Contract Change Order for Ortiz Ave. Widening from SR 884 to SR 82

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	\$546,177.43: Total Change Order Amount • \$511,712.27: City of Fort Myers • \$12,974.31: Lee County Utilities • \$21,490.85: Lee County DOT

Item Summary:

Approves a Change Order to the contract with OHLA USA, Inc. for the Ortiz Avenue road-widening project from Colonial Blvd (SR 884) to MLK Blvd (SR 82) in amount of \$546,177.43.

Modifications include plan revisions for the Emergency Operations Center driveway entrance, in field changes for a sewer manhole adjustment, connecting to LCU water main, changes in light pole design, and 36 additional contract days. Most of this change order includes modifications requested and funded by the City of Fort Myers for City utility connection to future Edison Avenue. The City of Fort Myers will contribute \$511,712.27 to fund these modifications.

Total compensation will increase \$546,177.43, bringing the new contract total to \$31,410,796.75, and add 36 days, bringing the contract term to 766 days.

37. Approve Consensus Direction from April 1 Transportation Priorities Workshop

Funding:

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

Item Summary:

At its April 1, 2025 Board Workshop, the Board discussed and directed staff to bring the following items back to a Board meeting:

A. Add Burnt Store Road North to the last project in Tier 1;
B. Keep Tier 2 ranked in the order proposed by staff with the exception of Burnt Store North;
C. Keep Tier 3 ranked in the order proposed by staff;
D. Direct staff to move forward with a traffic engineering study of the Colonial, Midpoint, Veterans corridor to analyze improvements at Colonial and Summerlin, Veterans and Del Prado and Veterans and County Club;

E. Modify the phasing of Alico Rd as recommend by staff.

UTILITIES

38. Approve Single Source Purchase of CO_2 Systems Equipment, Parts, and Services

Funding:

Current Year Dollar Amount:	$100,000
Included in the Current Budget?:	Yes
Fund:	Utilities Operating and Major Maintenance
Comments:	

Item Summary:

Secures TOMCO$_2$ Systems Company as the single-source provider of installation, equipment, parts, cleaning, repairs, preventative maintenance, and inspections for CO_2 refrigeration systems. These systems regulate water pH to ensure water quality and regulatory compliance. TOMCO$_2$ Systems is the manufacturer and the only provider of repair parts and services for its equipment. Total expenditures for the prior twelve-month period were $62,257.25.

Using the single source method helps maintain continuity in existing County products and service by leveraging prior investments in time and cost. This approach ensures the County can avoid disruptions in service and can continue using established systems.

39. Approve Extending Reclaimed Water Disposal Agreement with GPIWA

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves extending the Reclaimed Water Disposal Agreement between Lee County Utilities (LCU) and the Greater Pine Island Water Association (GPIWA) for a ten-year period through May 31, 2035. The deep injection well provides long-term disposal capabilities of reclaimed water produced at the Pine Island Water Reclamation Facility. This amendment will also adjust how the County is invoiced for operational and maintenance costs. Contractually, all operations and maintenance expenses are shared equally between GPIWA and LCU.

40. Approve a Bond Reimbursement Resolution

Funding:

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

Item Summary:

Approval of this resolution allows Lee County Utilities (LCU) to be reimbursed for planned Capital Improvement projects by securing funding through revenue bonds. These projects are necessary to accommodate the growth, resiliency, and water quality in Lee County. Utilities' Capital Improvement Fund will initially fund the projects and be reimbursed through issuing tax-exempt debt. The new debt will not exceed $100,000,000, including contingency and an estimated 1% fee for issuing the bonds. LCU pays debt through net revenue earned from its operations and customer services.

41. Accept EPA Grant Funding for North Lee County Wellfield Expansion

Funding:

Current Year Dollar Amount:	$2,400,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	Congressionally Directed Spending via Community Project Funding request sponsored by Rep. Steube (FL-17)

Item Summary:

Approves accepting grant funds in the amount of $2,400,000 from the Environmental Protection Agency (EPA) Community Grant program for the North Lee County Wellfield Expansion Phase III-B Project. The awarded funding is for the drilling and installation of five raw water wells within the Telegraph Creek Preserve in Lee County to increase raw water capacity at the North Lee County Water Treatment Plant. This project received NEPA clearance from the EPA in September 2024. EPA’s Community Grant program requires a 20% match. The Board of County Commissioners approved the project as part of the FY25 Utilities Capital Improvement Program.

VISITOR AND CONVENTION BUREAU

42. Approve Tourism Marketing Recovery Support for Chambers of Commerce

Funding:

Current Year Dollar Amount:	$510,000
Included in the Current Budget?:	No
Fund:	Tourist Development Tax
Comments:	

Item Summary:

At the April 1, 2025 Board meeting, funding requests from the Captiva Sanibel Chamber of Commerce and the Fort Myers Beach Chamber of Commerce were discussed. On March 31, 2025, Commissioner Ruane also received via email a request from the Greater Pine Island Chamber of Commerce. This agenda item formalizes approval to distribute $510,000 in Tourist Development Tax reserves in the following amounts:

- $225,000: Sanibel Captiva Chamber of Commerce
- $225,000: Fort Myers Beach Chamber of Commerce
- $60,000: Pine Island Chamber of Commerce

ADMINISTRATIVE AGENDA

COUNTY ATTORNEY

43. Schedule Closed Executive Session for Collective Bargaining Local 1826

Funding:

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

Item Summary:

Provides for a Closed Executive Session on Tuesday, May 20, 2025, at 8:30 a.m. to discuss collective bargaining labor negotiations between Southwest Florida Professional Firefighters and Paramedics, Local 1826 and Lee County as authorized by Section 447.605, Florida Statutes. The opening of the public meeting will convene 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 a public meeting in the County Commission Chambers.

COUNTY LANDS

44. Approve Purchase Agreement for Future Boat Ramp in South Lee County

Funding:

Current Year Dollar Amount:	$4,450,000
Included in the Current Budget?:	No
Fund:	Regional Park Impact Fees, Boat Registration Fees
Comments:	

Item Summary:

Acquires a +/- 5.21 acre parcel in the amount of $4,400,000, plus closing costs (survey and environmental audit) estimated at $50,000. This property is currently operating as the Mullock Creek Marina and will be used by Parks & Recreation as a future boat ramp facility. The property is located at 18460-501 Mullock Creek Lane and 18471 Pioneer Road in south Lee County. This approval authorizes the County Manager or his designee to terminate the Purchase Agreement if the boundary survey, title exceptions, or Environmental Site Assessment are not acceptable to Lee County.

PUBLIC SAFETY

45. Approve Agreement with Lee Health for Expanded Community Paramedicine Program

Funding:

Current Year Dollar Amount:	$1,316,777
Included in the Current Budget?:	No
Fund:	General Fund
Comments:	Expenses will be reimbursed on a quarterly basis.

Item Summary:

Approves an agreement with Lee Health for the County to operate an expanded Community Paramedicine Program to address specific needs identified by Lee Health and the patients it serves. The program will be operated in a manner consistent with Chapter 401.272, Florida

Statutes, and will be a mobile-integrated health program focusing on reducing low-acuity ED utilization and hospital readmissions. This program will provide in-home care to individuals with low acuity medical needs to reduce unnecessary emergency medical services transport, ED overutilization, hospital readmission, assist with access to care, and improve community relations by building and expanding post-acute services. The total reimbursement from Lee Health for the first year of performance is not to exceed $1,316,777. Launching and expanding a Community Health Program using the community paramedicine framework is part of the Board's strategic priorities for the current fiscal year.

PUBLIC HEARING - 9:30 AM

COMMUNITY DEVELOPMENT

46. Authorize Issuance of HFA Multi-Family Revenue Bonds for 5300-5360 Summerlin Project

Funding:

Current Year Dollar Amount:	n/a
Included in the Current Budget?:	n/a
Fund:	n/a
Comments:	

Item Summary:

Board approval is required for the Housing Finance Authority of Lee County to issue Multi-Family Mortgage Revenue Bonds in an aggregate amount not to exceed $43,930,00 to finance the acquisition, construction, rehabilitation, equipping and development of a 230-unit multi-family affordable rental housing development for families of low, middle or moderate income. This project known as 5300-5360 Summerlin and is located at 5300-5360 Summerlin Road, Fort Myers.

Ratification of such action by the Board is required under Chapter 159, F.S. and Section 147(f) of the Internal Revenue Code of 1986. There are no financial or administrative costs to Lee County Board of County Commissioners.

47. Authorize Issuance of HFA Multi-Family Revenue Bonds for the Herons Pond Phase I Project

Funding:

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

Item Summary:

Board approval is required for the Housing Finance Authority of Lee County to issue Multi-Family Mortgage Revenue Bonds in an aggregate amount not to exceed $17,370,000 to finance the acquisition, construction, rehabilitation, equipping and development of a 156-unit multi-family affordable rental housing development for families of low, middle or moderate income. This project is known as Herons Pond Phase I Project and is located at 1230-1238 Village Lakes Blvd., Lehigh Acres.

Ratification of such action by the BOCC is required under Chapter 159, F.S. and Section 147(f) of the Internal Revenue Code of 1986. There are no financial or administrative costs to the Lee County Board of County Commissioners.

48. Authorize Issuance of HFA Multi-Family Revenue Bonds on Heron Pond Phase II Project

Funding:

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

Item Summary:

Board approval is required for the Housing Finance Authority of Lee County to issue Multi-Family Mortgage Revenue Bonds in an aggregate amount not to exceed $11,130,000 to finance the acquisition, construction, rehabilitation, equipping and development of 156-unit multi-family affordable rental housing development for families of low, middle or moderate income. This project is known as Heron Pond Phase II Project, and is located at 1230-1238 Village Lakes Blvd., Lehigh Acres.

Ratification of such action by the BOCC is required under Chapter 159, F.S. and Section 147(f) of the Internal Revenue Code of 1986. The HFA was first established in Lee County, even though it now serves multiple counties. There are no financial or administrative costs to Lee County BoCC.