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 County
Southwest Florida

Lee Board of County Commissioners
Regular Meeting Agenda

August 19, 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 Becky Schwandt, Covenant Presbyterian 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
Workshop Update

- Public Comment on Workshop

Adjourn

TRANSCRIPT

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1. **08-19-25 Transcript**

Funding:

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

Item Summary:

PROCLAMATIONS

2. **Length of Service Awards (Human Resources)**

RECAP

3. **8/19/25 Agenda Recap - REVISION 2 - 8/18 4:00 PM**

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. **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 April 15, June 3, 17, and July 21,2025. The minutes were provided to Board members, and any comments from the

Commissioners were taken into consideration in the development of the final minutes.

3. Present Monthly Investments Summary for July 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.

COMMUNITY DEVELOPMENT

4. Approve Bald Eagle Management Plan for Del Webb Oak Creek Residential Development

Funding:

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

Item Summary:

Approves a Bald Eagle Management Plan (BEMP) for the development of the Del Webb Oak Creek residential subdivision located west of the Bayshore Road and I-75 intersection. The development is within a 660-foot radius of bald eagle nest LE-068A.

The County's Eagle Protection Ordinance requires a BEMP for exterior construction activities within 660' of a nest. The proposed BEMP sets parameters for development activity during both nesting and non-nesting seasons to protect the nest. The Eagle Technical Advisory Committee recommends approval of the proposed BEMP. No funding is required for this plan.

5. Approve Petition to Vacate at 3043 Bowsprit Lane, Saint James City

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 and drainage easement along the south side of Lot 402 of the platted lot at 3043 Bowsprit Lane, Saint James City. This action will remove encumbrances to create a unified site for a residential accessory structure. There were no objections from the public utility providers and there are no other affected property owners.

COUNTY ATTORNEY

6. Approve Settlement of Fees and Costs in Eminent Domain Action

Funding:

Current Year Dollar Amount:	$292,766
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Lee County initiated condemnation litigation against Airport I-75, LLC as part of the Three Oaks Parkway Extension North Project. The project requires acquisition of fee simple interest in Parcels 516a, 517a and 517b, and a perpetual easement interest in Parcel 516b. The County's good faith estimated value of the parcels was $4,600,400. On June 6, 2023, pursuant to Florida Statute 74.051(2) and the Order of Taking, the County deposited $4,600,400 in the Court registry. In September 2024, the parties settled the taking of the property in the amount of $5,354,000, including statutory attorney's fees but excluding expert costs and excluding attorney's fees for the determination of costs.

7. Confirm and Ratify Resolutions Extending 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:

25-08-03 – 44th Extension of State of Local Emergency (Issued 8/10/2025)
25-08-05 – 45th Extension of State of Local Emergency (Issued 8/17/2025)

8. Confirm and Ratify Resolutions Extending 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:

25-08-04 – 46th Extension of State of Local Emergency (Issued 8/12/2025)
25-08-06 – 47th Extension of State of Local Emergency (Issued 8/19/2025)

9. Approve Reimbursement Resolution for Port Authority's RSW Capital/Construction Fund

Funding:

Current Year Dollar Amount:	
Included in the Current Budget?:	Yes
Fund:	
Comments:	

Item Summary:

Approval of this item allows for the reimbursement of certain Port Authority capital expenditures using future tax-exempt debt. The Lee County Port Authority has / will incur expenditures for a variety of projects as part of its capital improvement program. A list of the projects is attached in Exhibit A to the reimbursement resolution. The Port Authority seeks to reimburse certain costs within the capital improvement program using proceeds from future tax-exempt debt.

COUNTY LANDS

10. Approve MOI with Lee County School Board to Donate Land in Alva

Funding:

Current Year Dollar Amount:	$100
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	Estimated Recording Costs: $100

Item Summary:

Approves a Memorandum of Intent (MOI) between Lee County and the Lee County School Board. The School Board is planning to build a new high school at the corner of Tuckahoe Road and Joel Blvd. in Alva and will donate land to provide ingress/egress access to the new high school. The School Board will construct turn lanes, drainage improvements and other traffic management features and the County is responsible for the cost of maintaining the improvements and drainage at the location.

11. Approve Amending ILA with Lee County School Board for Land for Alico Road Project

Funding:

Current Year Dollar Amount:	$5,805,485
Included in the Current Budget?:	Yes
Fund:	Road Impact Fees
Comments:	Land: $299,485 Closing Costs: $6,000 Construction Reimbursement: $5,500,000

Item Summary:

Approves amending an Interlocal Agreement (ILA) with the Lee County School Board for land needed for the Alico Road Connector Phase III Widening Project. The Board approved the original ILA with the School Board on August 6, 2024, and identified right-of-way needs for Phase III of this project and the construction of future schools on the School District's property. On May 26, 2025, the Board approved modifications to the project to complete it in four phases versus the initial three.

The County will purchase +/- 8.08 acres from the School Board for an estimated cost of $299,485. Estimated construction costs for the Green Meadow Road Extension are $5,500,000. The amendments to the agreement include changes in the timeline for construction, defining the remaining right-of-way and drainage needed and construction of a new roadway - Green Meadow Road Extension, which provides an intersection connection to State Road 82.

Funding is available in the current budget; construction of the roadway improvements is not anticipated until FY 2025/26 or FY 2026/27.

12. Approve Purchase of Land in Bonita Springs for Conservation 20/20 Program

Funding:

Current Year Dollar Amount:	$33,300
Included in the Current Budget?:	Yes
Fund:	Conservation 20/20 Capital Improvement Fund
Comments:	Purchase Price: $31,100 Title Policy: $180 Environmental Audit: $2,000 Recording Fee: $20

Item Summary:

Approves a purchase agreement for a Conservation 20/20 parcel located in the Corkscrew Regional Ecosystem Watershed (CREW). The parcel is +/- 15.55 acres and the purchase price is $31,100. Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approval of this purchase agreement by unanimous vote.

13. Approve Contract for Appraisal Services for Cape Coral Bridge Replacement Project

Funding:

Current Year Dollar Amount:	$256,120
Included in the Current Budget?:	Yes
Fund:	Surplus Tolls
Comments:	

Item Summary:

Approves a contract with Callaway & Price, Inc for the appraisal of 14 real property interests to be acquired for the Cape Coral Bridge Replacement Project. The contract is in the amount of $256,120.

The appraisal firm was selected from the Florida Department of Transportation’s approved list. Appraisals will be the basis for the statutory offers to be provided to the property owners.

COUNTY MANAGER

14. Execute CDBG-DR Intent to Award for 5300-5360 Summerlin Rd

Funding:

Current Year Dollar Amount:	$20,000,000
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 up to $20,000,000 of Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to develop 230 affordable rental units at 5300-5360 Summerlin Road, Ft. Myers, Florida 33919. The Fort Myers Housing Authority sponsored project is estimated to cost $93,719,000 ($407,473.91/unit) and would receive an $86,957 CDBG-DR subsidy per unit. The project will repay the no-interest (0%) CDBG-DR loan out of available 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.

FACILITIES CONSTRUCTION AND MANAGEMENT

15. Award Contract for Fire Door Inspection, Repair and Installation 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 departments' adopted budgets.

Item Summary:

Awards contracts for fire door inspection, repair, and installation services for County facilities to three vendors:

1. Cook & Boardman, LLC dba Pinnacle Door & Hardware, (Primarily)
2. Advanced Fire Door Services, (Secondary) and
3. LLS Life Safety Services, LLC, (Tertiary)

The contract terms are for an initial period of three years with renewal options for up to two additional years.

The National Fire Protection Association requires all fire doors and protective openings to be inspected yearly. Inspection and maintenance of fire doors and protective openings is critical to the countywide life safety program. Expenditures will be on an as-needed basis, as approved in departments' adopted budgets. This project is funded through various county funds.

16. Approve Contract Amendment to Install X-Ray Scanner and Lifts for Medical Examiner

Funding:

Current Year Dollar Amount:	$681,631
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves a contract amendment with Gilbane Building Company to install an X-ray scanner and two lifts for the Medical Examiner's Office. The contract is in the amount of $681,631.00.

On August 6, 2024, the Board of County Commissioners approved the purchase of a full-body X-ray machine for the Medical Examiner. Installing the X-ray machine and two lifts requires remodeling, including plumbing and electrical work. The project includes:

- Installing the two lifts in the autopsy and photography areas to assist with examination tables,
- Demolition of two walls,
- Removing a door adjacent to the X-ray room to create a larger workspace for the new X-ray scanner equipment, and
- Removing and replacing an existing skylight.

The project will be funded through the General Fund.

NATURAL RESOURCES

17. Approve ILA to Accept SFWMD Grant Funds for Bob Janes Preserve Restoration

Funding:

Current Year Dollar Amount:	$2,500,000
Included in the Current Budget?:	No
Fund:	100% Grant-funded - no match required.
Comments:	NR-003 Improving Water Quality Utilizing Green Infrastructure

Item Summary:

Approves an Interlocal Agreement (ILA) with South Florida Water Management District (SFWMD) to accept grant funding for the construction of the Bob Janes Preserve Restoration Project.

The objective of the project is to restore the Bob Janes Preserve property to a more productive, native ecosystem while providing water quality benefits for the Caloosahatchee River. SFWMD received $2,500,000 in grant funds from Florida Department of Environmental Protection for the Bob Janes Restoration Project.

This ILA provides 100% grant funding to Lee County. No match is required.

18. Approve ILA to Accept SFWMD Grant Funds for Palm Creek Filter Marsh

Funding:

Current Year Dollar Amount:	$1,500,000
Included in the Current Budget?:	No
Fund:	100% Grant-funded - no match required.
Comments:	NR-003 Improving Water Quality Utilizing Green Infrastructure

Item Summary:

Approve an Interlocal Agreement (ILA) with South Florida Water Management District (SFWMD) to accept grant funding to construct the Palm Creek Filter Marsh Project.

The objective of the project is to provide water quality benefits for the Caloosahatchee River, to assist in meeting the Caloosahatchee River and Estuary Basin Management Action Plan Total Maximum Daily Load targets for total nitrogen . The project will also provide aquifer recharge and enhanced habitat for native wetland-dependent wildlife species. SFWMD received $1,500,000.00 grant funds from Florida Department of Environmental Protection for the Project.

This ILA provides 100% grant funding to Lee County. No match is required.

PUBLIC SAFETY

19. Approve Piggyback for E911 Security Appliance Software Licenses

Funding:

Current Year Dollar Amount:	$63,650
Included in the Current Budget?:	Yes
Fund:	E911/Enterprise
Comments:	

Item Summary:

Approves a piggyback purchase for CyberSight managed cybersecurity monitoring services through Exacom Inc., dba SecuLore Solutions LLC, in the amount of $127,300.00 over two years. SecuLore CyberSight is a managed cybersecurity monitoring service that uses proprietary, agent-less packet inspection and a U.S.-based 24/7 Security Operations Center to detect network anomalies in real time, respond to incidents, and provide forensic analysis. Implementing these tools helps safeguard critical 911 infrastructure, maintain uninterrupted emergency services, and ensure compliance with evolving cybersecurity regulations and best practices.

A market analysis was completed and the purchase under this contract will represent a savings of $3,350.00 for Lee County. Over the full two-year contract term, this equates to a total savings of $6,700.00, representing a 5% reduction in annual costs. 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.

20. Award Contract for Emergency Medical Services Uniforms

Funding:

Current Year Dollar Amount:	$229,387
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Awards a contract to Galls, LLC to purchase uniforms and uniform accessories for Lee County Emergency Medical Services personnel for an initial term of three years, with the option to renew for up to three additional one-year periods. These uniforms include duty uniforms, footwear, and protective clothing for EMS personnel. Total expenditures year-to-date for these goods during the current fiscal year are approximately $194,000. Expenditures are expected to increase in the coming fiscal year due to changes in the collective bargaining agreement, but will remain at that level during the term of the contract.

SOLID WASTE

21. Approve MOU with Lee County School Board for Environmental Education

Funding:

Current Year Dollar Amount:	$50,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approval of this item continues a long-standing Memorandum of Understanding (MOU) with the Lee County School Board to fund a Helping Teacher and bus transportation for environmental education for Lee County students. Students will participate in environmental lessons that culminate in a field trip to the Lee County Resource Recovery Campus in Buckingham.

TAX COLLECTOR

22. Authorize Mailing 2025 Tax Notices Prior to VAB Hearing

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	Yes
Fund:	Lee County Taxing Authorities
Comments:	

Item Summary:

Approval of this item allows the Lee County Tax Collector to mail 2025 Tax Notices on or before November 1, 2025; to collect and distribute tax revenue to Taxing Authorities before completion of the Value Adjustment Board (VAB) hearings.

TRANSIT

23. Approve Single Source Purchase for Genfare Smart Card Bus Passes

Funding:

Current Year Dollar Amount:	$120,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves the single-source purchase of smart card bus passes from Genfare, LLC for a one-year period through September 30, 2026. The purchase amount is $120,000. This purchase is for additional smart card bus passes and fare media needed for LeeTran’s existing Fare Collection System, which provides essential functionality for daily operations by tracking payments made electronically or through cash transactions. The system exclusively uses smart cards and fare media distributed by Genfare, LLC.

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

TRANSPORTATION

24. Award Contract for Countywide Drainage Improvements

Funding:

Current Year Dollar Amount:	$1,063,847
Included in the Current Budget?:	Yes
Fund:	CDBG-DR (Capital Improvement)
Comments:	

Item Summary:

Awards a contract to Johnson Engineering LLC for design services for countywide drainage improvements in the amount of $1,063,847.19.

The project includes surveying, design alternatives, permitting and preparation of construction plans for drainage improvements in and around Fort Myers Shores, Iona and Russell Park.

The funding is through the Community Development Block Grant-DR program related to Hurricane Ian and is included in the current year budget.

25. Approve County Project Authorization to Install Fiber Along SR 80

Funding:

Current Year Dollar Amount:	$213,794
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Approves a County Project Authorization (CPA) to the contract with Intelligent Infrastructure Solutions, LLC to install fiber on State Road (SR) 80 from River Hall Parkway to Joel Blvd. The CPA is in the amount of $213,793.75

Work includes installing fiber in existing conduit along SR 80 and side streets, bore locations at signal cabinets, and box installations with concrete aprons. This will allow DOT to connect the traffic signals to our extensive fiber optic network for communication to the Traffic Operations Center.

Work is expected to begin in August and funding is available in the department's current fiscal year budget.

26. Approve Agreement for Intersection Improvements at Corkscrew Rd. & Wildblue Blvd.

Funding:

Current Year Dollar Amount:	$133,284
Included in the Current Budget?:	Yes

Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Approves a Fee In Lieu Agreement with 38769 Tampa FL, LLC/FL Wildblue, LLC in the amount of $133,283.81 for future intersection improvements at Corkscrew Road and Wildblue Boulevard/Estero Crossing Boulevard.

The developer plans to construct a gas station, convenience store, car wash, and related commercial uses on the northwest corner of the intersection. Lee County Department of Transportation has determined that intersection improvements, including turn lane extensions and signalization upgrades, will be required in the future to meet traffic safety standards per the Land Development Code.

The developer will contribute a proportionate share of $133,283.81 toward the cost of those improvements when future signalization improvements are constructed.

UTILITIES

27. Approve Contract Renewal and Amendments for Sodium Hypochlorite

Funding:

Current Year Dollar Amount:	$2,309,635
Included in the Current Budget?:	Yes
Fund:	Utilities Operating
Comments:	

Item Summary:

Approves amendments to the annual contracts with Allied Universal Corp. and Brenntag Mid-South, Inc. to increase the cost of sodium hypochlorite. Price increases are due to rising operational costs, including significant increases in labor, equipment, transportation, raw materials and tariffs. Sodium hypochlorite 12.5% (bleach) is used at all water and wastewater treatment plants as a primary disinfectant solution.

The vendors submitted the required documentation to Procurement Management to increase unit prices to $1.595 and $1.76 per gallon, respectively. The amendments will increase the contract amount by approximately $152,025.21 annually. The total previous twelve-month spend was $2,157,610.16. This item approves renewal of the contracts through August 31, 2026.

28. Approve Change Order for Ft. Myers Beach Water Reclamation Facility Injection Well Rehabilitation

Funding:

Current Year Dollar Amount:	$45,633
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves a change order to the contract with Black & Veatch Corporation for Fort Myers Beach Water Reclamation Facility Injection Well Rehabilitation. The change order will increase the contract amount by $45,632.96, bringing the total contract value to $130,864.96.

The initial attempt to rehabilitate the well was unsuccessful due to unforeseen obstructions encountered during casing installation. The obstructions render the well unusable for continued operation, which requires proper abandonment. Additional services are required for construction oversight during the well plugging and abandonment process and to coordinate with the Florida Department of Environmental Protection (FDEP) to ensure regulatory compliance.

29. Approve Single Source Purchase of Monitoring Equipment, Parts, and Services

Funding:

Current Year Dollar Amount:	$175,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Secures CL2 Solutions, LLC, as the single source provider of YSI process monitoring, Halogen Systems, and Flexim OEM replacement parts, maintenance and repair services, field support, and technical assistance for water and wastewater treatment facilities. The purchase is in the amount of $175,000.

YSI and Halogen products are used at wastewater treatment plants to monitor nutrients within the biological treatment process, providing critical process control and optimal wastewater treatment. Flexim manufactures flow meters that monitor both water and wastewater treatment processes. The total expenditure for the prior twelve-month period was $124,925.00.

CL2 Solutions, LLC is the exclusive sales and service representative in Florida and Georgia for these products. Using the single-source procurement method helps maintain continuity in existing County products and services by leveraging prior investments in time and cost. This approach ensures the County can avoid service disruptions and can continue using established systems.

30. Approve Purchase Order to Rehabilitate the Corkscrew WTP Production Well

Funding:

Current Year Dollar Amount:	$125,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Award a competitively bid purchase order to Florida Design Drilling LLC. Florida Design Drilling will provide services to conduct acidization and rehabilitation of Corkscrew Water Treatment Plant (WTP) Production Well 41. The purchase is in the amount of $125,000.00.

The Corkscrew WTP well has steadily declined in production. To restore its capacity, an acidization treatment is needed to dissolve mineral scale, biological growth, and deposits that block water flow. Acidization involves injecting an acid solution into the well to dissolve the deposits, clean the well, and open water flow. The process cleans the well and revitalizes water movement, returning it to optimal performance.

The department solicited five bids per Lee County Procurement Ordinance 23-21 and determined Florida Design Drilling, LLC to be the lowest responsive and responsible bidder.

The project is included in the FY25 Utilities Major Maintenance budget.

31. Approve ILA with FGUA for Bulk Wastewater Treatment

Funding:

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

Item Summary:

Approves an Interlocal Agreement (ILA) with Florida Governmental Utility Authority (FGUA) for bulk wastewater treatment services for the High Point service area.

This agreement enables the decommissioning of the existing High Point Wastewater Treatment Plant, to ensure compliance with Florida Department of Environmental Protection (FDEP) operating permit requirements. Decommissioning the plant will make the site available to develop a source water well. This transition supports the long-term strategic planning goals to accommodate future growth and address increasing water demand in the service area.

The FGUA Board approved the Interlocal Agreement on July 17, 2025.

32. Approve Single Source Purchase of Level Instruments and Maintenance

Funding:

Current Year Dollar Amount:	$100,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Secures VEGA Americas, Inc. as the single source provider of VEGA level instruments, parts, maintenance, repairs, and support services. The instruments are used at water and wastewater plants to monitor tank and structure water levels, control pumps, prevent overflows, and maintain safe, efficient, and compliant operations. VEGA Americas, Inc. is the manufacturer and only representative in Florida to provide these services along with their products. Total expenditures for the prior twelve-month period were $78,455.38.

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

ADMINISTRATIVE AGENDA

CONVENE AS THE BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

PORT AUTHORITY

33. Approve Reimbursement Resolution for RSW Capital/Construction Fund

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	
Comments:	Reimbursement to RSW Capital / Construction Fund utilizing future tax-exempt debt.

Item Summary:

Approval of this item allows for the reimbursement of certain Port Authority capital expenditures using future tax-exempt debt. The Lee County Port Authority has / will incur expenditures for a variety of projects as part of its capital improvement program. A list of the projects is attached in Exhibit A to the reimbursement resolution. The Port Authority seeks to reimburse certain costs within the capital improvement program using proceeds from future tax-exempt debt.

RECONVENE AS LEE BOARD OF COUNTY COMMISSIONERS

COUNTY LANDS

34. Adopt Resolutions of Necessity for Cape Coral Bridge Replacement Project

Funding:

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

Item Summary:

Authorizes staff to pursue the acquisition of 3 parcels, either through voluntarily means or the use of eminent domain, for the Cape Coral Bridge Replacement project that extends along Cape Coral Parkway East, from west of the Del Prado Boulevard South intersection to College Parkway, including along McGregor Boulevard in Fort Myers. Construction of this project is anticipated to commence in early 2028.

UTILITIES

35. Approve Contract Amendment for Construction of Southeast Advanced WRF

Funding:

Current Year Dollar Amount:	$297,944,274
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves an amendment to the Construction Manager at Risk (CMAR) contract with Wharton-Smith, Inc. to authorize construction phase services for the Southeast Advanced Water Reclamation Facility (WRF). Approval establishes the Guaranteed Maximum Price in the amount of $297,944,274.

This new facility is needed to support ongoing population growth and new development in the area east of I-75, between Alico Road and Corkscrew Road. It will also create increased capacity at the Three Oaks WRF, which is experiencing increased demand due to population growth within its service area. Construction is scheduled to begin in September 2025 and with anticipated substantial completion by February 2029.

This Board-approved project is part of the FY25 Utilities Capital Improvements Program.

PUBLIC HEARING - 9:30 AM

COUNTY ATTORNEY

36. Conduct Public Hearing to Approve Agreement for Turn Lane Improvements on Lee Blvd.

Funding:

Current Year Dollar Amount:	$1,062,867
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	Strategic Planning – Infrastructure, Roads and Bridges

Item Summary:

Conduct a Public Hearing to consider the approval of an Agreement with Lee Blvd Investments, LLC for improvements along Lee Boulevard from Leonard Boulevard to Alvin Avenue including the construction of a traffic signal at Leonard Boulevard and Lee Boulevard. 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 $1,062,867.45.

37. Conduct 1st Public Hearing to Amend Development Agreement with Babcock Property Holdings

Funding:

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

Item Summary:

Conduct the first of two public hearings to consider and approve an amendment to the Development Agreement between Lee County and Babcock Property Holdings, LLC, owners and developers of the Babcock Ranch Project. On May 7, 2025 Lee County approved an increase to the number of dwelling units, a decrease in the number of hotel rooms and increasing on-site preservation areas. In addition to these changes, the Utilities extension date is being removed so that the County and the developer can coordinate timing and the legal description in the Development Agreement is being amended to reflect a conveyance from Babcock Property Holdings for the State Road 31 expansion.

Staff recommends the second public hearing be held September 2, 2025 at 9:30 a.m. or as soon thereafter as may be heard.

COUNTY MANAGER

38. Conduct Public Hearing to Adopt & Certify MSBU Non-Ad Valorem Special Assessment Rolls

Funding:

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

Item Summary:

Adopts and certifies non-ad valorem special assessment rolls to collect annual assessments for 27 Municipal Service Benefit Units (MSBU), per Section 197.3632, Florida Statutes. This approval allows the County to include these annual fees on property tax bills, a method authorized under Florida law and generally preferred by property owners for its convenience. Agreements with the Tax Collector and Property Appraiser have already been completed to support this process.