

July 25, 2025 – 6:00 PM REGULAR BOARD MEETING

Lehigh Acres Municipal Services Improvement District
Barrett Room
601 East County Lane
Lehigh Acres, FL 33936
This meeting is open to the general public.

REGULAR MEETING AGENDA

- 1) **Preliminaries**
 - A. Call to Order
 - B. Roll Call
 - C. Invocation & Pledge of Allegiance
 - D. Move, Remove and Add Agenda Items
 - E. Approval of Agenda
 - F. Public Comment for Agenda Items and Non-agenda Items
 - G. Action on Removed Consent Items
 - H. Approval of Consent Agenda
- 2) **Consent Agenda**
 - A. Invoices and Change Orders
 - B. Approval of Minutes – June 23, 2025
 - C. 2025/2026 Capital Purchasing Plan
 - D. Consideration of Landowner’s Agreement for River Hall’s 2nd gate connection to Lehigh
 - E. 2026-2030 Strategic Plan
 - F. PER #25-48, LUMEN Bore under Spur B Canal (47-32-3) at Lee Blvd
- 3) **Action Agenda**
 - A. Good Cause
 - B. Fact-finding Mission Commissioner Appointment – Seventh Day Church of God
- 4) **Discussion Agenda**
 - A. Old Business
 - B. New Business
 1. 2026 Legislative Session Issues
 - C. Commissioner’s Request
 - D. Engineer’s Report
 - E. Attorney’s Report
 - F. Staff and Financial Report
 - G. Treasurer’s Report
 - H. Secretary’s Report
- 5) **Adjournment**

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Invoices and Change Orders

Meeting Date: July 24, 2025

Agenda Item # 2A

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

1 Recommended motion: Move to approve all invoices as stated on the Summary Sheet.

2 What the action accomplishes: Approves all invoices that are outside the approval limits of the Treasurer and Manager.

3 Fiscal Impact: As listed on the Summary Sheet.

4 Staff comments:

5 Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR

ATTORNEY FIELD DIRECTOR

ENGINEER FINANCE DIRECTOR

6 Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Approval of Minutes - June 23, 2025, Regular Meeting

Meeting Date: July 24, 2025

Agenda Item # 2B

CONSENT ACTION NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

Recommended motion: Move to approve the minutes from the June 23, 2025, Regular Board Meeting.

What the action accomplishes: Memorializes the Board Meetings as per Florida Statute.

Fiscal Impact: 2 hrs staff time.

Staff comments:

Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR
 ATTORNEY FIELD SUPERINTENDENT
 ENGINEER CONTROLLER

Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: 2025/2026 Capital Purchasing Plan

Meeting Date: July 24, 2025

Agenda Item # 2C

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

Recommended motion: Move to approve the 2025/2026 Capital Purchasing Plan

What the action accomplishes: Provides for a year-by-year plan for equipment and vehicle purchases, to be added into the FY 2025-2026 District Budget.

Fiscal Impact: Costs: \$410,000

Staff comments: We have provided a simpler, consolidated summary sheet for your preparation.

Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR
 ATTORNEY FIELD SUPERINTENDENT
 ENGINEER CONTROLLER

Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Consideration of Landowner's Agreement for River Hall's 2nd Gate Connection to Lehigh

Meeting Date: July 24, 2025

Agenda Item # 2D

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

Recommended motion: Move to approve the Landowner's Agreement for River Hall's 2nd Gate Connection to Lehigh.

What the action accomplishes: Last month, the Board approved the developer's agreement that guaranteed that River Hall will pay District expenses while developing the Landowners agreement about a second gate. This agreement sets the terms in the Landowner's agreement.

Fiscal Impact: \$15,177.97.

Staff comments:

Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR
 ATTORNEY FIELD DIRECTOR
 ENGINEER FINANCE DIRECTOR

Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: 2026-2030 Strategic Plan

Meeting Date: July 21, 2025

Agenda Item # 2E

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

Recommended motion: Move to approve the 2026-2030 Strategic Plan.

What the action accomplishes: This plan lays out the goals, and the strategies for the District to achieve over the next 5 years. The plan requires that the final strategies can be measured.

Fiscal Impact: None at this time.

Staff comments:

Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR
 ATTORNEY FIELD SUPERINTENDENT
 ENGINEER CONTROLLER

Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: PER #25-48, LUMEN Bore under Spur B Canal (47-32-3) at Lee Blvd

Meeting Date: July 21, 2025

Agenda Item # 2F

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

Recommended motion: Move to approve Permit #25-48, LUMEN Bore under Spur B Canal (47-32-3) at Lee Blvd, with any listed stipulations.

What the action accomplishes: Allows LUMEN to install a cable line under Spur B Canal while guaranteeing that the line will be installed at least 10' below the bottom of the canal.

Fiscal Impact: Permit Fees: \$1,800.00

Staff comments: Approved according to the plans resubmitted July 8th, 2025.

Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR

ATTORNEY FIELD SUPERINTENDENT

ENGINEER CONTROLLER

Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Fact-finding Mission Commissioner Appointment – Seventh Day Church of God

Meeting Date: July 24, 2025

Agenda Item # 3B

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

1 Recommended motion: Move to appoint Commissioner XXXXX to assist with the fact-finding mission in regard to purchasing the Building adjacent to the Leland Bottomless Lake.

2 What the action accomplishes: Provides for the hopeful purchase of the Leland parcel that contains the site .

3 Fiscal Impact: N/A

4 Staff comments:

5 Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR
 ATTORNEY FIELD DIRECTOR
 ENGINEER FINANCE DIRECTOR

6 Board Action:

APPROVED DENIED DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: 2026 Legislative Session Issues

Meeting Date: July 24, 2025

Agenda Item # 4B1

CONSENT ACTION OLD BUSINESS NEW BUSINESS

Request Initiated By: COMMISSIONER _____ ATTORNEY

BOARD MANAGER ENGINEER AUDITOR

1 Recommended motion: N/A

2 What the action accomplishes: Provides a forum to discuss potential needs to ask the delegation for.

3 Fiscal Impact:

4 Staff comments:

5 Staff review and recommended approval:

MANAGER ASSISTANT DISTRICT MGR
 ATTORNEY FIELD SUPERINTENDENT
 ENGINEER CONTROLLER

6 Board Action:

APPROVED DENIED DEFERRED

AIM Engineering & Surveying, Inc.

July 10, 2025

Board of Commissioners
Lehigh Acres Municipal Services Improvement District
601 East County Lane
Lehigh Acres, FL 33936

Re: Engineer's Report for the July 2025 Board Meeting

Dear Board Members:

The status of current projects and tasks involving the District Engineer is outlined as follows:

General Consulting

- Review the board agenda and prepare the monthly engineering report.
- Review and recommendation for permits: 23-05 and 25-47.
- Ongoing permit coordination related to the Lee County Sunshine Widening Project.
- Coordination related to the Leeland Lake Church parcel.
- Welcome to LA-MSID sign LDO coordination.

Recently Completed Projects

- Southwest Lehigh Groundwater Recharge and Aquifer Restoration (February 2018)
- Hendry Canal Extension Widening (February 2021)
- Halfway Pond – SR 82 Segment 3 (April 2019)
- JUSWMSA Agreement – FDOT (March 2021)
- West Marsh Design (May 2021)
- Weir S-VL-1 Replacement (August 2023)
- CREST Phase 2 (February 2024)

Current Projects Progress

Frank Mann Preserve (Formally GS-10): The Frank Mann Preserve property was purchased by Lee County Conservation 20/20. A March 2019 Memorandum of Understanding (MOU) between Lee County and LA-MSID allows LAMSID to construct and maintain a stormwater storage and water quality system within the parcel. LA-MSID issued a Purchase Order to AIM in March 2020 to prepare a Land Management Plan as one of the first step requirements of the MOU. Following a presentation to Lee County's Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) made in December 2020, the committee recommended approval. The LA-MSID Board approved the Land Management Plan in January 2021 for submission to the Lee County Board of County Commissioners. The Lee County Board approved the County Commissioners' plan on their March 2021 agenda. The LA-MSID Board approved a purchase order to AIM for an initial design scope at the August 2021 Board meeting. Lee County has cleared a small park access area. LA-MSID is currently conducting maintenance exotic removal activities on site.

As a result of critical Hurricane Ian recovery efforts, progress on the Frank Mann Preserve project was delayed. LAMSID staff continue to complete exotic vegetation removal & maintenance berm/access work, which will aid the design team in understanding the effort involved in re-establishing the berm in the NW corner of the project. LAMSID staff confirmed key design elements, and the design plans are currently being finalized. Additional topographic

survey data was completed by January 8, 2024. The design team recommended additional survey data to be collected along the northwest berm to aid in the completion of the 90% plans and permit application. Permit submission is anticipated by the end of 2025.

The project was selected to receive \$15M in grant funding. LAMSID recently signed the agreement with SFWMD/FDEP to receive the funds. The purchase order for Phase 1 Post-Design & Construction-Phase services and Phase 2 Surveying, Modeling, Design, Permitting, Post-Design, and Construction Phase services was approved during the June board meeting. LA-MSID staff is finalizing exotic vegetation removal activities before final existing conditions surveying data is collected for the site.

Caloosahatchee River and Estuary Storage and Treatment (CREST): LA-MSID purchased approximately 105 acres for the CREST preserve and stormwater treatment area. The LA-MSID Board authorized the design of this project in November 2019. AIM staff had a meeting with LA-MSID staff in April 2020 to review concepts for developing final plans. The design elements include an interconnecting channel between Dog Canal and Hendry Canal to balance flows between the Bedman Creek and Carlos Waterway Drainage Basins. A retention reservoir also provides year-round treatment of suspended solids through increased flow way resident time and storage to attenuate peak stages during storm events. Additionally, wetland plantings provide water quality treatment through nutrient uptake within the circuitous wetland flow way path.

A Caracara nesting site is currently established within the CREST project and is protected as such unless determined to be an abandoned nest. This determination can only be revisited/alterd within the nesting season period. While designated as a nesting site, a 300' buffer zone is established.

Due to grant funding, the design plans and construction activities required a phased approach. AIM developed the scope of work for design phasing, post-design, and construction phase services and provided it to LA-MSID staff for review, which partially addressed required Caracara monitoring. The LA-MSID Board approved a contract with AIM for this effort on 6/21/2021.

CREST Phase 1

Phase 1 of the CREST project is complete, which includes maintenance dredging of the Dog to Hendry canal and replacement & relocation of weir S-H-2.

CREST Phase 2

LA-MSID received a \$2 million grant award to complete Phase 2. Bids for Phase 2 construction were received on December 15, 2022. The groundbreaking ceremony was held on February 15, 2023. Turnbull Environmental completed CREST Phase 2 construction in February 2024.

CREST Phase 3

LA-MSID has received an additional \$4.06 million in grant funds to allow for the construction of the full build-out of the CREST project (Phase 3). AIM worked to complete the additional design and permitting tasks required to revise the plans and permitting approach to include the full project build-out. AIM's Environmental Scientist coordinated with USFWS to clarify construction restrictions related to the Caracara nesting site. USFWS has informally agreed that a reduced 300-foot Caracara buffer size is acceptable since the completed project is anticipated to benefit the species. The design team completed the 100% plan set for Phase 3, and the SFWMD permit was issued on May 22, 2023.

Due to the recent supply chain and inflationary factors, a flexible design and bidding approach are desired to ensure all Phase 3 grant funds are utilized for the project. Phase 3 bids were received on April 18, 2024, with Turnbull Environmental awarded the project at the April 2024 LAMSID board meeting.

The Notice to Proceed with construction was given on May 1, 2024. Phase 3 is due to be substantially complete by August 31, 2025, and finally completed by September 30, 2025. Required Gopher Tortoise relocations have been completed. The SFWMD permit modification was submitted on 9/18/2024 to allow for the excavation of the Caracara nest buffer area. The design team responded to a second RAI received from SFWMD on February 11, 2025. After further coordination between the project's Environmental Scientist and USFWS staff following the completion of the 2025 Caracara survey season, it was concluded that there is no Caracara nesting within the CREST Phase 3 Caracara primary nesting zone or the entire CREST site. Therefore, the project has been downgraded by USFWS from a "take" to just a technical assistance letter.

With this new information, we requested that the permit be issued, as the excavation and planting of the formal Caracara buffer area must be accomplished as soon as possible before the rainy season. The Caracara nesting site was initially identified in a 2021 survey. Currently, four years of conducting yearly nesting-season surveys have successfully verified the non-existence of Caracara nesting activities on the CREST site. It was communicated that the additional excavated and planted area will provide additional stormwater storage, which is critical for realizing the intended flood mitigation and water quality improvements. AIM's Environmental Scientist submitted the final Caracara report to SFWMD & USFWS at the end of the nesting season, which ended in April 2025. The permit is expected to be obtained early in July 2025 as USFWS has provided an official statement to SFWMD.

The contractor is also pursuing the potential to include larger plants and trees for Phase 3 while remaining under the awarded grant funding amount. AIM and the contractor are preparing a change order to include additional plants in Phase 3. Project/grant funds will also be utilized to repave portions of roadway surrounding the CREST project that were disturbed by the construction and truck hauling process.

Rehydration of Bedman (Creek) Utilizing Storage & Treatment (ROBUST)

LA-MSID gained legislative funds to purchase and improvement of two parcels within Lehigh Acres: A Sinkhole Parcel (34-44-27-00-00001.0140) and the ROBUST Parcels (36-43-27-01-00000.A000 & 36-43-27-00-00004.0020). AIM conducted Phase I Environmental Reports for the Sinkhole and Robust parcels. The purpose of these assessments was to characterize the environmental conditions based on readily available information & site observations and to identify recognized environmental conditions. To assist with water quality grant funding applications, AIM prepared a conceptual ROBUST nutrient removal analysis. AIM provided the documents required for grant application submission for the ROBUST project.

ROBUST Phase 1

Grant funding for Phase 1 was achieved to purchase the triangular parcel (36-43-27-01-00000.A000), which is a 15-acre site envisioned to provide additional stormwater storage volume, flood mitigation, and water quality benefits to the Bedman Creek Drainage Basin.

ROBUST Phase 2

LA-MSID also received grant funding for Phase 2 of the ROBUST project, which is envisioned to include the design and construction of the triangular stormwater storage and water quality facility, and an emergency overflow connection to the Carlow Waterway during extreme storm events. Flows for Dog Canal will be redirected into the triangular parcel. With the grant agreement finalized, LAMSID approved a design scope of services during the January board meeting. The Notice to Proceed is March 10, 2025. The design team and LA-MSID conducted a kick-off meeting to strategize a project approach that best suits LA-MSID. Survey data is currently being collected on site.

ROBUST Phase 3

Subsequently, a \$1.705M grant was awarded for the ROBUST Phase 3 project, which expands the stormwater storage capacity and bypass benefits by utilizing the floodplain within Bedman Creek (storage) and adding a water control structure with berming (bypass) to better direct flows from Bedman Creek to the Carlos Waterway. A grant amendment to the ROBUST project combines the phases into a single ROBUST project. AIM recently provided LAMSID a scope of work that includes the additional design, bidding, and construction-phase services related to the now combined Phase 2 & 3 ROBUST project in the form of a change order to Robust Phase 2.

ROBUST Phase 4

Another \$1.6M grant was awarded for ROBUST Phase 4, which will allow for the design and construction of a more sophisticated gates and electrically actuated structure for the Bedman to Carlos bypass. LA-MSID staff are working to formalize the grant agreement with FDEP, and will likely complete another amendment to have Phase 4 funds combined with a singular ROBUST project.

Bottomless Lake (Sinkhole Parcel)

AIM provided LAMSID staff with a conceptual scope, fee, and construction cost to be utilized toward grant application submittal. AIM completed a high-level Due Diligence report for the parcel to identify current and/or needed permits and buffering requirements. The grant application was vetoed by Governor Ron DeSantis. LAMSID is currently researching alternative grant funding courses to pursue. During the fence permitting process, LAMSID learned a Lee County Limited Development Order (LDO) permit was also required. The LDO/fencing permit has since been approved. AIM is coordinating efforts to extend the fence around the entire site, as well as an architectural review of the building for renovation suitability.

LA-MSID was recently awarded \$2.2M for the Sinkhole project to move forward. AIM will work with LA-MSID staff on a Grant Work Plan and provide a scope of services for authorization so that the project's design can commence as soon as the grant agreement is finalized.

Alico Road Extension Analysis for Sunshine Boulevard

LAMSID was contacted by the Lee County Department of Transportation (Lee DOT) to determine water management requirements for a proposed new road connecting Alico Road to SR 80. The proposed road will connect to Sunshine Blvd at its junction with SR 82. The interchange with SR 82 will be enhanced to facilitate improved flow patterns, and the impervious area of that interchange will be significantly greater than the existing interchange. Sunshine Blvd. will be widened up to and through the junction with Able Canal north of Lee Blvd. The widened road will generate additional runoff, which will need to be managed so that peak water elevations do not increase in Able Canal as it passes under Sunshine Blvd. During a meeting on July 27, 2024, with Lee County DOT and Johnson Engineering, Inc., it was explained that the section of the Sunshine Blvd widening between SR 82 and 23rd Street SW is on a critical path schedule.

During that meeting, Water Science Associates (WSA) was requested to provide an accelerated analysis of the impact of the road widening on water levels and flows in Sailfish Canal as well as impacts on canal water levels at the junction of Sailfish Canal and Able Canal. A more comprehensive analysis of the impacts of the proposed roadway changes is being negotiated between LA-MSID and Lee County DOT. WSA & AIM have completed a draft report of the findings and provided draft recommendations for LAMSID staff and the board to consider in order to mitigate impacts to the LAMSID drainage system.

A follow-up meeting was conducted on September 10th at 10 AM to discuss the ROW capacity topic further. The roadway improvements require LC to acquire canal ROW from LAMSID. AIM and WSA are working with LC DOT and Johnson Engineering to agree upon the volume of lost stormwater storage impact to mitigate due to LAMSID's lost canal ROW. A monthly meeting has been established between the stakeholders to keep coordination efforts moving forward. However, the October meeting was postponed to a date to be determined due to Hurricane Milton. The November meeting occurred on November 12, 2024, at 10 am. WSA, AIM, and LAMSID staff worked to clarify the acceptable lower and upper limits to calculate the lost ROW storage volume. LAMSID staff met with key LCDOT staff to discuss large-scale improvements that work for both LAMSID and LCDOT on February 11, 2025. LAMSID and LCDOT are currently working on finalizing an agreement and means of fund transfer to allow initial modeling and projects to commence, which will include required timelines for the projects to be completed that correspond to the given roadway phases.

Centennial Flood Mitigation

LA-MSID has been coordinating with Lee County and SFWMD regarding the recent road flooding in the Centennial area south of Buckingham Road. The land elevation falls to the northwest, whereas the LA-MSID canals direct flows to the southeast. Therefore, flood mitigation concept projects were developed during the Southern Lee County Flood Mitigation Plan, including a stormwater storage area and a new outfall route to the north of Buckham Road. Initial coordination with Lee County has resulted in LA-MISD learning the project(s) are low on the County's flood mitigation prioritization list. However, this project is now being considered as one of the projects to analyze further in correlation with the Lee County Sunshine Widening project.

If you have any questions or inquiries, please call my cell at (239) 823-8171.

Sincerely,

AIM Engineering & Surveying, Inc.

Daniel Schroeder, PE, MSE, PMP

Vice President & Civil Group Manager