



Meeting Minutes

Tuesday, April 21, 2026, 6:00 PM CT

at Esto Town Hall, 3312 2nd Ave South, Esto, FL 32425

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotape. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the Esto Town Clerk and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

Town Council Members in Attendance

Seat 2 - Greg Wells (GW)
Seat 4 - Joshua Davenport (JD)
Seat 5 - Donna Davis (DD)

Town Council Members Absent

Seat 1 - Vacant
Seat 3 - Vacant

Others Present

Ben Tew (BT), Town Clerk
Billy Martin (BM), Public Works Director
Cliff Kimble (CK), Fire Chief
Michelle Blankenship (MB), Town Attorney **via phone*
Members of the Public

Invocation and Pledge of Allegiance

Council President Greg Wells called the meeting to order at 6:00 PM CT.

Consent Agenda

JD motioned to approve the consent agenda, including approval of the final meeting agenda, the March 18, 2026, Town Council Meeting Minutes, and bills to be paid. DD seconded. All in Favor — Motion Carried.

Public Comment

- No members of the public addressed the Council.

Ordinances & Resolutions

- **Ordinance 2026-01 – Unopened Rights-of-Way Abandonment (Second Reading)** – The ordinance formally abandons and vacates the Town’s interest in certain unopened streets and alleys located within the Sherrer and Summers properties.

JD motioned to approve Ordinance 2026-01 "AN ORDINANCE OF THE TOWN OF ESTO, FLORIDA, FORMALLY ABANDONING AND VACATING THE TOWN'S INTEREST IN CERTAIN UNOPENED STREETS AND ALLEYS LOCATED WITHIN PARCELS 0328.02-002-18N-001.000, 0328.02-002-06N-009.000, AND 0328.02-002-18N-008.000; CONFIRMING THAT THE TOWN HAS NO FURTHER PUBLIC INTEREST IN SAID RIGHTS-OF-WAY; PROVIDING FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE." on second reading. DD seconded. All in Favor — Motion Carried.

MB noted that an additional ordinance request regarding adjoining property may be presented at a future meeting.

Other Agenda Items

- **CDBG Grant H2627 Update** – The Town Clerk provided an update regarding procurement approvals, environmental review activities, and coordination with engineering consultants. No action taken.
- **Lamb's Junkyard Property Update** – The Town Clerk provided an update regarding coordination with FDEP and ongoing brownfield cleanup planning. No action taken.
- **Draft Ordinance – Minimum Housing Standards & Non-Dwelling Occupancy** – The Council discussed housing standards, code enforcement concerns, and review of outdated ordinances. The Town Attorney advised that outdated ordinances should be reviewed and rescinded where appropriate. The Clerk will prepare additional ordinance materials for future consideration. No action taken.
- **CRI Engagement Letter & Ferguson Sizemore Audit Engagement Letter** – The Council discussed accounting and audit services for the FY2024-2025 audit cycle. DD motioned to approve engaging Carr, Riggs & Ingram (CRI) to prepare the Town's books for audit and Ferguson, Sizemore & Associates to perform the FY2024-2025 audit. JD seconded. All in Favor — Motion Carried.

Fire Department Report

- Fire Chief CK reported that the department responded to 27 calls in March and used approximately 2,100 gallons of water.
- CK announced upcoming fundraising efforts for the July 4th fireworks celebration, including the "Fire & Sky Bingo Gala" fundraiser scheduled for May 30.
- The Council discussed repairs to the fire station ice machine and possible alternatives if repair costs increase. Discussion was also held regarding festival vendor coordination and forestry grant reimbursement funds. No formal Council action taken.

Public Works Report

- **Tap-In for Park Water Connection** – JD motioned to approve up to \$900 for tap-ins to connect the parks to the water system. DD seconded. All in Favor — Motion Carried.

- **Noma Water Well Valves Replacement** – JD motioned to approve up to \$1,000 in expenses to replace and install new valves at the Noma well. DD seconded. All in Favor — Motion Carried.
- The Council discussed increasing the hours for Tony Manis. The matter was tabled until the next meeting.

Town Clerk's Report

- **Financial Report** – The Town Clerk reviewed revenues, expenditures, account balances, and major bills. Approximately \$4,758 in checks plus \$15,000 in grant payments were being paid in April. No outstanding bills were reported.
- **Utility Billing Report** – Water sales totaled approximately \$8,958 in March and \$7,086 to date in April. Delinquent accounts and disconnection activity were reviewed.
- **FY2025-2026 Budget Update** – The Clerk reviewed budget performance to date, including higher-than-expected repair and maintenance expenses and anticipated accounting and audit costs. No action taken.
- **Repairing Clerk Office AC** – The Council discussed the non-functioning air conditioning unit serving the Clerk's office and related areas of Town Hall. DD motioned to obtain pricing and estimates for replacement of the unit. JD seconded. All in Favor — Motion Carried.

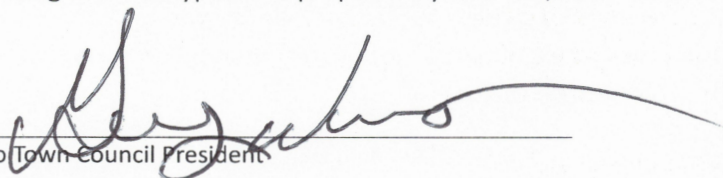
Council Member Items

- **Seat 1 - Vacant** - No items.
- **Seat 2 - Council Member Greg Wells** - GW discussed the possibility of replacing park pole lights with solar lighting to reduce costs. CK offered to assist with locating and ordering solar lights. DD motioned to authorize CK to order six solar lights. JD seconded. All in Favor — Motion Carried.
- **Seat 3 - Vacant** - No items.
- **Seat 4 - Council Member Joshua Davenport** - JD requested an update regarding the security cameras approved at the March meeting. BT reported the cameras had been purchased and installed.
- **Seat 5 - Council Member Donna Davis** - DD requested an update regarding preparations for the upcoming Youth Fishing Tournament at John Clark Park. BM discussed cleanup and maintenance efforts underway at the park.

Adjourn

GW adjourned the meeting at 7:36 PM CT.

Meeting minutes typed and prepared by Ben Tew, Town Clerk.



 Town Council President