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**APPROVED BY COUNCIL  
DECEMBER 6, 2023  
VILLAGE COUNCIL MEETING**

**Village of Estero Council Chambers  
9401 Corkscrew Palms Circle  
Estero, FL 33928**

**November 15, 2023 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Father Tony Gilborges of Our Lady of Light Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Mayor Jon McLain - District 3, Vice Mayor Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Councilmember George Zalucki - District 7.

**Also present**

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

**2. PRESENTATION**

**(a)** The Coccoloba Chapter of the Florida Native Plant Society River Oaks Preserve

**Presentation/Information by**

Marlene Rodak, Coccoloba

**Council Questions or Comments**

Councilmember Zalucki and Mayor McLain

**Public Comments**

None.

### **3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**Motion:** Motion to approve agenda.

**Motion by:** Councilmember Fiesel

**Seconded by:** Vice Mayor Ribble

**Action:** Approved agenda.

**Vote:** (Roll Call)

**Aye:** Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

**Nay:**

**Abstentions:**

### **4. PUBLIC COMMENT ON NON-AGENDA ITEMS**

#### **In-Person**

Pat Douglas, Shadow Wood

Allan Bowditch, Engage Estero

Gary Israel, Estero Rotary

#### **eComment**

Patrick Douglas, Shadow Wood

### **5. COUNCILMEMBER'S REQUEST TO ATTEND REMOTELY**

Councilmember Lopez was in attendance at the meeting.

### **6. CONSENT AGENDA**

(a) November 1, 2023 Council Meeting Minutes

**Motion:** Motion to approve consent agenda.

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember Zalucki

**Action:** Approved consent agenda.

**Vote:** (Roll Call)

**Aye:** Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

**Nay:**

**Abstentions:**

### **7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA**

None.

## 8. ACTION ITEMS

### (a) Estero Entertainment Center Construction Management Services – RFP 2024-01

#### **Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

#### **Presentation/Information by**

Robbie Powell, Wright Construction

#### **Council Questions or Comments**

Councilmembers Zalucki, Fiesel, Ward, and Mayor McLain.

#### **Public Comments**

None.

**Motion:** Motion to approve the ranking of construction management firms for RFP 2021-01 as recommended by the Village's selection committee. 1 – Wright Construction, 2 - Seagate, 3 - Manhattan, 4 – Brooks & Freund and authorize Village Staff to negotiate a contract with the top ranked firm.

**Motion by:** Councilmember Fayhee

**Seconded by:** Councilmember Lopez

**Action:** Approved the ranking of construction management firms for RFP 2021-01 as recommended by the Village's selection committee. 1 – Wright Construction, 2 - Seagate, 3 - Manhattan, 4 – Brooks & Freund and authorize Village Staff to negotiate a contract with the top ranked firm.

**Vote:** (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

### (b) Sandy Lane Design & Permitting Contract Change Order

#### **Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

#### **Council Questions or Comments**

Councilmember Zalucki, Vice Mayor Ribble, and Mayor McLain.

#### **Public Comments**

None.

**Motion:** Motion to approve Change Order Number 2 in the amount of \$159,754.77 for Atkins to provide additional services to complete the design and permit of the Sandy Lake Bike/Ped Improvements.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Fiesel

**Action:** Approved Change Order Number 2 in the amount of \$159,754.77 for Atkins to provide additional services to complete the design and permit of the Sandy Lake Bike/Ped Improvements.

**Vote:** (Roll Call)

**Aye:** Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

**Nay:**

**Abstentions:**

## **9. FIRST READINGS**

- (a)** Ordinance No. 2023-08 First Reading of Ordinance No. 2023-08 amending the Land Development Code to correct parking standards for hotel/motel use.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 5-204 of the Village Land Development Code to Revise the Standards for Hotel Parking; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

### **Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

### **Council Questions or Comments**

None.

### **Public Comments**

None.

**Motion:** Motion to pass first reading and set second reading for December 6, 2023.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Ward

**Action:** Passed first reading and set second reading for December 6, 2023.

**Vote:** (Roll Call)

**Aye:** Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

**Nay:**

Abstentions:

- (b) Ordinance No. 2023 -09 First Reading of Ordinance No. 2023-09 amending the Land Development Code to revise standards for day care centers.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 4-216 of the Village Land Development Code to Revise the Standards for Day Care; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

Councilmembers Ward, Fayhee, Fiesel, and Mayor McLain

**Public Comments**

**eComment**

Justin Mihalik, Celebree School

**Motion:** Motion to pass first reading and set second reading for December 6, 2023.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Fayhee

**Action:** Passed first reading and set second reading for December 6, 2023.

**Vote:** (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

**10. SECOND READING AND PUBLIC HEARING**

- (a) Ordinance No. 2023-03 amending the Land Development Code to revise standards for detached residential garages.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 4-302 of the Village Land Development Code to Revise the Standards for Detached Residential Garages; Making Related Findings; and Providing for Severability, Codification, and an Effective Date

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

### **Council Questions or Comments**

Councilmembers Ward, Fayhee, Zalucki, Vice Mayor Ribble, and Mayor McLain

### **Public Comments**

None.

**Motion:** Motion to pass second reading of Ordinance No. 2023-03 with the recommended changes from the Planning Zoning and Design Board of changing the size of the accessory garage to 580 square feet instead of 500 square feet, strike the language “may not exceed two doors and two bays”, and on page 2 number 2 change 240 square feet to 280 square feet.

**Motion by:** Councilmember Fayhee

**Seconded by:** Vice Mayor Ribble

**Action:** Passed second reading of Ordinance No. 2023-03 with the recommended changes from the Planning Zoning and Design Board of changing the size of the accessory garage to 580 square feet instead of 500 square feet, strike the language “may not exceed two doors and two bays”, and on page 2 number 2 change 240 square feet to 280 square feet.

**Vote:** (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

## **11. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

## **12. VILLAGE ATTORNEY’S REPORT**

Robert Eschenfelder, Village Attorney

## **13. VILLAGE MANAGER’S REPORT**

None.

Adjourn Regular Session at 11:23 am and Convene Workshop Item 11:23 am.

## **14. WORKSHOP**

(a) Williams Road Sports Park Update

### **Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Presentation/Information by**  
Michael Comparato, Vieste, LLC

**Council Questions or Comments**  
Councilmember Ward, Vice Mayor Ribble, and Zalucki.

**Public Comments**  
None.

**15. ADJOURNMENT at 11:44 am**

Motion by Councilmember Fiesel and seconded by Councilmember Lopez.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: \_\_\_\_\_

By: \_\_\_\_\_

Carol Sacco, Village Clerk

Jon McLain, Mayor

(td/CS)

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