

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016, forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**APPROVED BY COUNCIL
JANUARY 3, 2024
VILLAGE COUNCIL REGULAR MEETING**

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

December 6, 2023 9:35 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Jan Chance River of Life Church

PLEDGE OF ALLEGIANCE

Councilmember Lopez

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. RECOGNITION

(a) Carol Sacco/CMC, Village Clerk

Presentation/Information by

Scotty Lynn Kelly, MMC, CGSP, Florida Association of City Clerks Southwest District Director and City Clerk from City of Sanibel

Council Questions or Comments

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Public Comments

None.

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Ward

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

Gary Israel, Estero Rotary

John Quin, Estero Forever Foundation

5. CONSENT AGENDA

(a) November 15, 2023 Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fayhee

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:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

7. SECOND READING AND PUBLIC HEARINGS:

(a) Second 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 Center; 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

Councilmember Fiesel.

Public Comments

In Person

Katie Berkey, Celebree Schools

eComment

Justin Mihalik, Celebree Schools

Motion: Motion to approve Ordinance No. 2023-09.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Lopez

Action: Approved Ordinance No. 2023-09.

Vote: (Roll Call)

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

Nay:

Abstentions:

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember Fayhee.

Public Comments

None.

Motion: Motion to approve Ordinance No. 2023-08.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fiesel

Action: Approved Ordinance No. 2023-08.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. ACTION ITEMS

(a) Lee County MPO Citizen Advisory Committee Appointment (CAC)

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers Ward, Zalucki, and Mayor McLain.

Public Comments

None.

Motion: Motion to support and encourage the applicant, Mark Novitski, to represent Village of Estero at the Lee County MPO Citizen Advisory Committee Application (CAC).

Motion by: Councilmember Zalucki

Seconded by: Councilmember Ward

Action: Approved motion to support and encourage the applicant, Mark Novitski, to represent Village of Estero at the Lee County MPO Citizen Advisory Committee Application (CAC).

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Approval of Construction Manager At Risk agreement between Village and Wright Construction Group, Inc.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Ward, Fiesel, and Mayor McLain

Public Comments

None.

Motion: Motion to approve Construction Manager At Risk agreement between Village of Estero and Wright Construction Group, Inc. and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Motion by: Councilmember Fayhee

Seconded by: Vice Mayor Ribble

Action: Approved Construction Manager At Risk agreement between Village of Estero and Wright Construction Group, Inc. and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) River Oaks Preserve Preliminary Design Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

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

Public Comments

eComment

Peter Cangialosi, The Preserve at Corkscrew

Motion: Motion to approve award of Supplemental Task Authorization 02 to Contract EC 2022-35 to Kimley Horn to provide preliminary design services for the River Oaks Preserve for \$97,900, approve a \$10,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Lopez

Action: Approved award of Supplemental Task Authorization 02 to Contract EC 2022-35 to Kimley Horn to provide preliminary design services for the River Oaks Preserve for \$97,900, approve a \$10,000 contingency for additional services that may be required to complete the project, and

authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

10. VILLAGE ATTORNEY'S REPORT

None.

11. VILLAGE MANAGER'S REPORT

None.

Adjourn Regular Session at 10:55 am and Convene Workshop Item 10:55 am.

12. WORKSHOP

- (a) Review of Framework for Cooperation between Village and the Estero Forever Foundation

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Carol Sacco, CMC, Village Clerk

Council Questions or Comments

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

Public Comments

Gary Israel, Shadow Wood

- (b) Ben Hill Griffin Project Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Ward, Zalucki, Fiesel, and Vice Mayor Ribble.

Public Comments

None.

(c) Center for the Arts Bonita Springs

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Loretta Menuetz, Director of Operations

Alyona Ushe, Executive Director

Council Questions or Comments

Councilmember Zalucki.

Public Comments

None.

13. ADJOURNMENT at 11:59 am

Motion by Councilmember Fiesel and seconded by Councilmember Lopez.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Jon McLain, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).