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**APPROVED BY COUNCIL  
FEBRUARY 7, 2024  
VILLAGE COUNCIL REGULAR MEETING**

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

**January 24, 2024 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Pastor Angi Jeffcoat of Ocean 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, Kevin Greenville, Finance Director, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

**2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**Motion:** Motion to approve agenda.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Fayhee

**Action:** Approved agenda.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

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

Patrick Douglas, Shadow Wood

### **4. CONSENT AGENDA**

- (a) January 3, 2024 Village Council Meeting Minutes
- (b) Financial Report for Month ended September 2023
- (c) Financial Report for Month ended October 2023
- (d) Financial Report for Month ended November 2023

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

**Motion by:** Councilmember Fiesel

**Seconded by:** Councilmember Lopez

**Action:** Approved consent agenda.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

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

None.

### **6. ACTION ITEMS**

- (a) Approval of Election Services Agreement with Supervisor of Elections

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

Councilmember Zalucki and Vice Mayor Ribble

**Public Comments**

None.

**Motion:** Motion to approve Interlocal Agreement for Election Services with the Supervisor of Elections.

**Motion by:** Councilmember Zalucki

**Seconded by:** Councilmember Lopez

**Action:** Approved Interlocal Agreement for Election Services with the Supervisor of Elections.

**Vote: (Roll Call)**

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

Nay:

Abstentions:

**(b) Estero on the River Construction Engineering inspection (CEI) Service Contract**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

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

**Public Comments**

None.

**Motion:** Motion to approve EC 2024-10 in the amount of \$151,440 for CW3 Engineering, Inc. to provide construction engineering and inspection services for the Estero on the River Phase 1 Improvements, approve a \$15,000 contingency for additional services that may be required to complete the project and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute and subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Fayhee

**Action:** Approved EC 2024-10 in the amount of \$151,440 for CW3 Engineering, Inc. to provide construction engineering and inspection services for the Estero on the River Phase 1 Improvements, approve a \$15,000 contingency for additional services that may be required to complete the project and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute and subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

**Vote: (Roll Call)**

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

Nay:

Abstentions:

(c) Sandy Lane Construction Engineering Inspection Services Contract

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

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

**Public Comments**

None.

**Motion:** Motion to approve EC 2024-09 in the amount of \$490,560.65 for HighSpans Engineering, Inc. to provide construction engineering and inspection services for the Sandy Lake Bike/Ped Improvements, approve a \$49,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute and subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Fayhee

**Action:** Approved EC 2024-09 in the amount of \$490,560.65 for HighSpans Engineering, Inc. to provide construction engineering and inspection services for the Sandy Lake Bike/Ped Improvements, approve a \$49,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute and subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

**Vote:** (Roll Call)

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

Nay:

Abstentions:

(d) Resolution No. 2024-02 (Reimbursement)

A Resolution of the Village Council of the Village of Estero, Florida Regarding Reimbursement of Certain Costs Relating to the Acquisition, Construction and Equipping of Certain Stormwater Utility Improvements, Park and Redevelopment Improvements, Sewer Utility System Improvements and/or Transportation Related

Improvements within the Village; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

Councilmember Zalucki, Vice Mayor Ribble, and Mayor McLain

**Public Comments**

None.

**Motion:** Motion to adopt Resolution No. 2024-02.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Fiesel

**Action:** Adopted Resolution No. 2024-02.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

- (e) Approval of agreement between the Village and the School Board of Lee County for the acquisition of a parcel of land along Three Oaks Parkway in Estero.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

Councilmembers Ward, Fayhee, Zalucki, and Mayor McLain

**Public Comments**

None.

**Motion:** Motion to approve Agreement of Purchase and Sale Agreement for the purchase of 20897 Three Oaks Parkway.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Lopez

**Action:** Approved Agreement of Purchase and Sale Agreement for the purchase of 20897 Three Oaks Parkway.

**Vote:** (Roll Call)

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

Nay:  
Abstentions:

- (f) Approval of agreement between the Village and the School Board of Lee County for the lease of a portion of Estero High School land to develop a joint use park and recreation facility.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

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

**Public Comments**

Ed Weil, Rockery Point

**Motion:** Motion to approve Recreation Lease Agreement with the Lee County School Board.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Fiesel

**Action:** Approved Recreation Lease Agreement with the Lee County School Board.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

- (g) Approval of Joint Use Agreement between the Village and the School Board of Lee County for the joint use of recreational facilities to be developed by the Village on leased property on the campus of Estero High School.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

None.

**Public Comments**

None.

**Motion:** Motion to approve Joint Use Agreement of Estero High School recreational facilities, and to authorize the Village Manager to administratively approve any amendments to the Agreement or related

Lease Agreement which may be required to satisfy School Board requirements or to make necessary clarifications, so long as any such amendments do not increase the financial commitments of the Village beyond those set forth in those respective documents.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Zalucki

**Action:** Approved Joint Use Agreement of Estero High School recreational facilities, and to authorize the Village Manager to administratively approve any amendments to the Agreement or related Lease Agreement which may be required to satisfy School Board requirements or to make necessary clarifications, so long as any such amendments do not increase the financial commitments of the Village beyond those set forth in those respective documents.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

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

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

Consensus for Village Attorney Eschenfelder to check our Village Codes to see if there are any that are in need of being updated.

## **8. VILLAGE ATTORNEY'S REPORT**

Robert Eschenfelder, Village Attorney

## **9. VILLAGE MANAGER'S REPORT**

None.

Adjourn Regular Session at 11:33 am and Convene Workshop Item 11:41 am.

## **10. WORKSHOP**

**(a)** Update on Development Projects in Estero

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

**Council Questions or Comments**

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

**Public Comments**

**Ecomments**

Walter Ambrose, Copperleaf

Brian Oboyle, Grandezza

**(b) Planning, Zoning, and Design Board Annual Report**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

**Presentation/Information by**

Scotty Wood, Planning Zoning and Design Board Chairman

**Council Questions or Comments**

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

**Public Comments**

None.

**11. ADJOURNMENT at 12:39 pm**

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](#).