

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  
APRIL 17, 2024  
VILLAGE COUNCIL REGULAR MEETING**

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

**April 3, 2024 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Pastor Kevin Morris Estero Community 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 (via Zoom), 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, David Willems, Public Works Director, Mary Gibb, Community Development Director, Kevin Greenville, Finance Director, Steve Gillette, Procurement Manager, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

**2. 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:**

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

None.

### 4. CONSENT AGENDA

#### (a) March 20, 2024 Council Meeting Minutes

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

**Motion by:** Councilmember Zalucki

**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) Resolution No. 2024-04 Selection of Planning Zoning and Design Board Members and Chairperson

A Resolution of the Village Council of the Village of Estero, Florida, Appointing Members to the Village of Estero Planning Zoning and Design Board; Establishing Terms of the Members; Appointing a Chair; and Providing an Effective Date.

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

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

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

Councilmember Ward and Mayor McLain

#### **Public Comments**

None.

**Motion:** Motion to select Al Paivandy, James E Tatoes, and Leonard E Scotty Wood III to a one-year term to the Planning, Zoning, and Design Board members, Dan Williams, Anthony Gargano, and Michael Sheeley to a three-year term to the Planning Zoning and Design Board and approve Resolution No. 2024-04.

**Motion by:** Vice Mayor Ribble  
**Seconded by:** Councilmember Zalucki

**Action:** Selected Al Paivandy, James E Tatoes, and Leonard E Scotty Wood III to a one-year term to the Planning, Zoning, and Design Board members, Dan Williams, Anthony Gargano, and Michael Sheeley to a three-year term to the Planning Zoning and Design Board and approve Resolution No. 2024-04.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**Motion:** Motion to select Anthony Gargano as Chairperson of the Planning Zoning and Design Board.

**Motion by:** Councilmember Zalucki

**Seconded by:** Councilmember Lopez

**Action:** Selected Anthony Gargano as Chairperson of the Planning Zoning and Design Board.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(b)** Approval of Framework of Cooperation Between the Village of Estero and the Estero Forever Foundation.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

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

**Public Comments**

John Quin, Estero Forever Foundation

**Motion:** Motion to approve the Framework of Cooperation Between the Village of Estero and the Estero Forever Foundation.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Zalucki

**Action:** Approved the Framework of Cooperation Between the Village of Estero and the Estero Forever Foundation.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(c) EC 2024-29 Wright Construction Group Piggyback Agreement**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

**Council Questions or Comments**

None.

**Public Comments**

None.

**Motion:** Motion to approve EC 2024-29 Wright Construction Group Piggyback Agreement for Construction Manager At Risk services and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Ward

**Action:** Approved EC 2024-29 Wright Construction Group Piggyback Agreement for Construction Manager At Risk services and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(d) Jeff Sommer Stadium Tree Relocation Contract**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

**Council Questions or Comments**

Vice Mayor Ribble and Mayor McLain

**Public Comments**

None.

**Motion:** Motion to approve EC 2019-66 STA-44 in the amount of \$57,500 with P & T Lawn & Tractor to relocated twelve palm trees at Jeff Sommer Stadium, approve a \$5,000 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 any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

**Motion by:** Councilmember Fiesel

**Seconded by:** Councilmember Lopez

**Action:** Approved EC 2019-66 STA-44 in the amount of \$57,500 with P & T Lawn & Tractor to relocated twelve palm trees at Jeff Sommer Stadium, approve a \$5,000 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 any 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:

(e) Construction Site Inspection Contract- Johnson Engineering, Inc.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
David Willems, Public Works Director  
Mary Gibbs, Public Works Director

**Council Questions or Comments**

Councilmember Ward Zalucki, and Mayor McLain.

**Public Comments**

None.

**Motion:** Motion to approve EC 2022-38 STA-13 in the amount of \$175,486 with Johnson Engineering to perform construction site inspections for all projects within the Village of Estero, approve a \$17,000 contingency for

additional services that may be required to complete the project, 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 any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

**Motion by:** Councilmember Zalucki

**Seconded by:** Vice Mayor Ribble

**Action:** Approved EC 2022-38 STA-13 in the amount of \$175,486 with Johnson Engineering to perform construction site inspections for all projects within the Village of Estero, approve a \$17,000 contingency for additional services that may be required to complete the project, 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 any 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:

**(f) Estero Parkway Plant Replacement Contract**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

**Council Questions or Comments**

Mayor McLain

**Public Comments**

**eComment**

Chris McMillin, Estero Place

**Motion:** Motion to approve EC 2021-04 Amendment-06 in the amount of \$23,466 with P&T Lawn and Tractor to replace trees and shrubs along Estero Parkway 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.

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember Lopez

**Action:** Approved EC 2021-04 Amendment-06 in the amount of

\$23,466 with P&T Lawn and Tractor to replace trees and shrubs along Estero Parkway 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.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

## 7. FIRST READING

### (a) Ordinance No. 2024-05 Bella Terra Cell Tower

An Ordinance of the Village Council of the Village of Estero, Florida, Approving an Amendment to the Commercial Planned Development Zoning in the Bella Terra Development to Allow the use of Wireless Communication Facility a 12-Acre Parcel located at 19980 Bella Terra Boulevard; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

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

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

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

Vice Mayor Ribble and Mayor McLain.

#### **Public Comments**

None.

**Motion:** Motion to pass first reading of Ordinance No. 2024-05 and set public hearing and second reading for April 17, 2024.

**Motion by:** Councilmember Fiesel

**Seconded by:** Vice Mayor Ribble

**Action:** Passed first reading of Ordinance No. 2024-05 and set public hearing and second reading for April 17, 2024.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

## 8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

**Staff Comments**

Steve Sarkozy, Village Manager

**9. VILLAGE ATTORNEY’S REPORT**

Robert Eschenfelder, Village Attorney

**10. VILLAGE MANAGER’S REPORT**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Carol Sacco, Village Clerk

**Council Questions or Comments**

Vice Mayor Ribble and Mayor McLain.

**Public Comments**

None.

**Motion:** Motion to support Village Manger and staff along with the other communities to inquire about the FEMA rate increase and to allow the Village any latitude it will require to get the answers needed.

**Motion by:** Councilmember Zalucki

**Seconded by:** Councilmember Fayhee

**Action:** Approved motion to support Village Manger and staff along with the other communities to inquire about the FEMA rate increase and to allow the Village any latitude it will require to get the answers needed.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

Adjourn Regular Session at 11:06 am and Convene Workshop Item 11:06 am.

**11. WORKSHOP**

(a) Jeff Sommer Stadium Turf Project Update

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director



**Council Questions or Comments**

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

**Public Comments**

None.

**(b) ION Wave**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
Kevin Greenville, Finance Director  
Steve Gillette, Procurement Manager

**Council Questions or Comments**

Councilmembers Ward, Zalucki, and Mayor McLain.

**Public Comments**

None.

**(c) Ben Hill Griffin Parkway Project Update**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
David Willems, Public Works Director

**Council Questions or Comments**

Councilmembers Feisel, Ward, Zalucki, and Mayor McLain.

**Public Comments**

None.

**12. ADJOURNMENT at 11:19 am**

Motion by Councilmember Ward and seconded by Councilmember Lopez.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

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

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

Carol Sacco, CMC, Village Clerk

Jon McLain, Mayor

(td/CS)

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