

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**  
**SEPTEMBER 11, 2024**  
**VILLAGE COUNCIL REGULAR MEETING**

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

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

**1. CALL TO ORDER**

**INVOCATION**

Councilmember Fiesel

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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, Finance Director Kevin Greenville, 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 Lopez

**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

None.

### 4. CONSENT AGENDA

(a) June 19, 2024 Village Council Meeting Minutes

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

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Fiesel

**Action:** Approved consent agenda correction.

**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. ACTION ITEMS

(a) Resolution No. 2024-12 Proposed Millage Rate for Fiscal year 2024-2025

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

None.

**Public Comments**

None.

**Motion:** Motion to adopt Resolution No. 2024-12.

**Motion by:** Councilmember Zalucki

**Seconded by:** Councilmember Fayhee

**Action:** Adopted Resolution No. 2024-12.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(b) Resolution No. 2024-13 FY 2024/2025 Budget Amendment**

A Resolution of the Village Council of the Village of Estero, Florida, Approving the First Budget Amendment for Fiscal Year 2023-2024 to Approve the Use of Village Funds and to Recognize the Audited Carryforward in each Fund.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
Kevin Greenville, Finance Director

**Council Questions or Comments**

None.

**Public Comments**

None.

**Motion:** Motion to adopt Resolution No. 2024-13.

**Motion by:** Councilmember Fiesel

**Seconded by:** Vice Mayor Ribble

**Action:** Adopted Resolution No. 2024-13.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(c) Resolution No. 2024-15 Disaster Response & Recovery Program**

A Resolution of the Village Council of the Village of Estero, Florida, Adopting a Village Emergency Response Plan; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

Councilmember Zalucki and Mayor McLain.

**Public Comments**

None.

**Motion:** Motion to adopt Resolution No. 2024-15.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Ward

**Action:** Adopted Resolution No. 2024-15.

**Vote: (Roll Call)**

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

Nay:

Abstentions:

**(d) Disaster Debris Monitoring Services ITB 100124**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

None.

**Public Comments**

None.

**Motion:** Motion to approve award of Invitation to Bid 100124, Disaster Debris Monitoring Services for the Village of Estero to the apparent low bidder, Disaster Program Operations, Inc. to provide on-call disaster debris monitoring services as provided in the contract for a one-year period, at the rates submitted on their bid, authorize the Village Manager to execute contract documents on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Fiesel

**Action:** Approved award of Invitation to Bid 100124, Disaster Debris Monitoring Services for the Village of Estero to the apparent low bidder, Disaster Program Operations, Inc. to provide on-call disaster debris monitoring services as provided in the contract for a one-year period, at the rates submitted on their bid, authorize the Village Manager to execute contract documents on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

**Vote: (Roll Call)**

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

Nay:

Abstentions:

(e) Disaster Debris Recovery Services ITB 100224

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

Councilmember Ward

**Public Comments**

None.

**Motion:** Motion to approve award of Invitation to Bid 100224, Disaster Recovery Services for the Village of Estero to CrowderGulf Joint Venture, Inc. to provide on-call disaster recovery services as provided in the solicitation. Authorize the Village Manager to execute a contract document on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember Lopez

**Action:** Approved award of Invitation to Bid 100224, Disaster Recovery Services for the Village of Estero to CrowderGulf Joint Venture, Inc. to provide on-call disaster recovery services as provided in the solicitation. Authorize the Village Manager to execute a contract document on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

(f) CDBG-DR Recovery and Resiliency continued Grant Management support task order.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

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

**Public Comments**

None.

**Motion:** Approve EC Task Order in the amount of \$188,921 for Hagerty Consulting, Inc. to assist the Village of Estero in CDBG-DR Recovery and Resiliency Planning Program Grant Management Support.

**Motion by:** Councilmember Fayhee  
**Seconded by:** Councilmember Zalucki

**Action:** Approved EC Task Order in the amount of \$188,921 for Hagerty Consulting, Inc. to assist the Village of Estero in CDBG-DR Recovery and Resiliency Planning Program Grant Management Support.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(g) Estero Utility Extension Projects Construction Manager at Risk Contract.**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
David Willems, Public Works Director

**Council Questions or Comments**

Councilmembers Zalucki, Ward, and Mayor McLain.

**Public Comments**

None.

**Motion:** Motion to approve Contract EC 2024-36 Construction Manager at Risk (CMAR) agreement between Village of Estero and Wright Construction and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

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

**Action:** Approved Contract EC 2024-36 Construction Manager at Risk (CMAR) agreement between Village of Estero and Wright Construction and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

- (h) Corkscrew Road Path, Landscaping & Lighting Project Construction Manager at Risk Contract

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
David Willems, Public Works Director

**Council Questions or Comments**

Councilmember Zalucki

**Public Comments**

None.

**Motion:** Motion to approve Contract Number 24005 Construction Manager at Risk agreement between Village of Estero and Wright Construction Group and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Zalucki

**Action:** Approved Contract Number 24005 Construction Manager at Risk agreement between Village of Estero and Wright Construction Group and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

- (i) Brooks Community Development District Interlocal Agreement – Three Oaks Parkway Paths.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
David Willems, Public Works Director

**Council Questions or Comments**

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

**Public Comments**

None.

**Motion:** Motion to approve the Interlocal Agreement with The Brooks Community Development District (CDD) for improvements to the Three

Oaks Parkway paths and authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not increase cost above \$380,000.

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember Lopez

**Action:** Approved the Interlocal Agreement with The Brooks Community Development District (CDD) for improvements to the Three Oaks Parkway paths and authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not increase cost above \$380,000.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(j) Sports Park Campus Hardcourt Installation Contract**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Presentation/Information by**

Michael Comparato, Vieste

**Council Questions or Comments**

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

**Public Comments**

John Bodner, The Colony

**Motion:** Motion to approve Sourcewell Contract 031622-HLC in the amount of \$2,429,079.00 for Hellas Construction, Inc. to install 8 tennis courts, 2 basketball courts, and 4 pickleball courts, approve a \$242,907.90 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 Zalucki

**Action:** Approved Sourcewell Contract 031622-HLC in the amount of \$2,429,079.00 for Hellas Construction, Inc. to install 8 tennis courts, 2 basketball courts, and 4 pickleball courts, approve a \$242,907.90 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:

**(k) Resolution No. 2024-14 Goodwill Town Commons, A replat of Tract A, Estero Town Commons (PLT2023-E003)**

A Resolution of the Village Council of the Village of Estero, Florida, Approving Goodwill Town Commons, a Replat of Tract “A”, “Estero Town Commons”, Recorded in the Official Records of Lee County Instrument No. 200600411908; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development

Robert Eschenfelder, Village Attorney

David Willems, Public Works Director

**Council Questions or Comments**

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

**Public Comments**

None.

**Motion:** Motion to approve Resolution No. 2024-14.

**Motion by:** Councilmember Zalucki

**Seconded by:** Councilmember Fiesel

**Action:** Approved Resolution No. 2024-14.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**Motion:** Motion to direct the Village Attorney to work with the Village Manager to send kite an agreement for repayment to require that that agreement be executed by a certain date chosen by the manager and that if the

agreement is not executed by that date, to authorize the Village Attorney to take legal action to collect the money due.

**Motion by:** Councilmember Fiesel  
**Seconded by:** Councilmember Fayhee

**Action:** Approved the motion to direct the Village Attorney to work with the village manager to send kite an agreement for repayment to require that that agreement be executed by a certain date chosen by the manager and that if the agreement is not executed by that date, to authorize the village attorney to take legal action to collect the money due.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

## 7. FIRST READING

### (a) First Reading Zoning Ordinance No. 2024-08, Plaza Del Sol CPD

An Ordinance of the Village Council of the Village pf Estero, Florida, Approving with Conditions and Deviations an Amendment to the Commercial Planned Development for a 7 Acre Tract of Property Located in the Plaza Del Sol Subdivision at the Northeast Corner of Three Oaks Parkway and Corkscrew Road; Providing for Severability; and Providing an Effective Date.

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

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

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

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

#### **Public Comments**

None.

**Motion:** Motion pass first reading and schedule second reading for September 11, 2024.

**Motion by:** Councilmember Zalucki  
**Seconded by:** Councilmember Fiesel

**Action:** Passed first reading and schedule second reading for September 11, 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 Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

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

Robert Eschenfelder, Village Attorney

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

Steve Sarkozy, Village Manager

**Adjourn Regular Session at 11:45 am and Convene Workshop Items at 11:45 am.**

## **11. WORKSHOP**

### **(a) Munis Update**

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

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

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

Councilmember Ward

#### **Public Comments**

None.

### **(b) Fiscal Year 2024-2025 Proposed Budget Introduction**

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

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

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

Councilmember Ward

#### **Public Comments**

None.

## **14. ADJOURNMENT at 12:08 pm**

Motion by Councilmember Ward and seconded by Councilmember Fiesel.

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](#).