

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
NOVEMBER 6, 2024
VILLAGE COUNCIL MEETING
Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928

October 16, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Land Use Attorney Nancy Stroud, 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. PROCLAMATION

(a) Joseph Faerber (Special Magistrate)

3. RECOGNITION

(a) Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA)

4. 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 Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Gary Iseral, Rotary

5. CONSENT AGENDA

(a) October 2, 2024 Village Council Meeting Minutes

Motion: Motion to approve consent agenda with the correction of the minutes.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Approved consent agenda with the correction of the minutes.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

8. ACTION ITEM

(a) Renewal of Lobbying Services with JEJ & Associates and Ronald L. Book, P.A.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Zalucki,

Public Comments

None.

Motion: Motion to approve the renewal contracts with Ronald L. Book, P.A. (annual cost: \$42,350) and JEJ & Associates, Inc. (annual cost: \$43,560) to provide professional State Legislative and Executive Branch Lobbying Services for a one-year period. Grant the Village Manager the

authority to reauthorize the renewal of these contracts for three additional one-year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero, approve a contingency fund amount of \$4,235 for Ronald L. Book, P.A. and \$4,356 for JEJ & Associates, Inc. totaling \$8,591 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the contracts on behalf of the Village of Estero Council.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Lopez

Action: Approved the renewal contracts with Ronald L. Book, P.A. (annual cost: \$42,350) and JEJ & Associates, Inc. (annual cost: \$43,560) to provide professional State Legislative and Executive Branch Lobbying Services for a one-year period. Grant the Village Manager the authority to reauthorize the renewal of these contracts for three additional one-year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero, approve a contingency fund amount of \$4,235 for Ronald L. Book, P.A. and \$4,356 for JEJ & Associates, Inc. totaling \$8,591 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the contracts on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. FIRST READING

- (a) First Reading for Approval of Ordinance No. 2024-12 regarding Village Property Security and Trespass Policies

An Ordinance of the Village Council of the Village of Estero, Florida, Creating Article II of Chapter 2 of the Village Code Regarding Security of and Trespasses from Village Properties and Facilities; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

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

Public Comments

None.

Motion: Motion to pass first reading and schedule second reading for November 6, 2024.

Motion by: Councilmember Zalucki

Seconded by: Councilmember Lopez

Action: Passed first reading and schedule second reading for November 6, 2024.

Vote: (Roll Call)

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

Nay:

Abstentions:

10. SECOND READING AND PUBLIC HEARING

(a) Second Reading of Ordinance No. 2024-13 Estero Townhomes EPD (Toll Bros.).

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions and Deviations a Rezoning to Estero Planned Development (EPD) For a 21.4 Acre Tract of Property Located in the Northeast Corner of Sandy Lane and Corkscrew Road; Providing for Severability; and Providing an Effective Date.

Land Use Attorney Stroud provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearings were sworn in by Village Clerk Sacco.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Presentation/Information by

Richard Yovanovich, Esq, Coleman, Yovanovich & Koester

Alexis Crespo, RVi Planning

Sabrina McCabe, RVi Planning

Noelle Vilim, P.E., Atwell

Brandon Sinnery, Toll Brothers

Jim Hepler, Toll Brothers

Norm Trebillock, Trebillock Consulting

Andrew McAuley, Earth Tech Environmental

Council Questions or Comments

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

Public Comments

None.

Motion: Motion to approve Ordinance No. 2024-12 with the Council revisions.

Motion by: Councilmember Zalucki

Seconded by: Councilmember Ward

Action: Approved Ordinance No. 2024-12 with the Council revisions.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Second Reading of Ordinance No. 2024-15 regarding Declarations of Local Emergencies

An Ordinance of the Village Council of the Village of Estero, Florida, Amending Article II of Chapter 10 of the Village Code (Local States of Emergency); Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Vice Mayor Ribble and Mayor McLain

Public Comments

None.

Motion: Motion to approve Ordinance No. 2024-15.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Approved Ordinance No. 2024-15.

Vote: (Roll Call)

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

Nay:

Abstentions:

11. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

12. VILLAGE ATTORNEY’S REPORT

Robert Eschenfelder, Village Attorney

13. VILLAGE MANAGER’S REPORT

Steve Sarkozy, Village Manager

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Vice Mayor Ribble and Mayor McLain

Adjourn Regular Session at 12:28 pm and Convene Workshop Items at 12:41 pm.

14. WORKSHOP

(a) Capital Improvement Program

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

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

Public Comments

None.

(b) Vitalink – Placemaking Project Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Michael Comparato , Vieste, LLC

Kathy Horn, VitaLink

Council Questions or Comments

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

Public Comments

None.

15. ADJOURNMENT at 1:51 pm

Motion by Councilmember Fayhee 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](#).