

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
DECEMBER 18, 2024
VILLAGE COUNCIL MEETING**

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

December 4, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Jan Chance River of Life Church

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, Finance Director Kevin Greenville, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. PROCLAMATION

(a) Leonard “Scotty” Wood III

Stephanie English (Scotty’s wife) accepted the proclamation for Leonard “Scotty” Wood III

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Fiesel

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

In Person

Joe Fantozzi, Cypress Bend

5. CONSENT AGENDA

(a) November 20, 2024 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Lopez

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTION ITEM

(a) Approval of the final Sports Park Campus Master Plan

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Cristobal Betancourt, RLA, AICP, Weston & Sampson

Carlos F. Perez, PLA, Perez Planning + Design, LLC

Council Questions or Comments

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

Public Comments

None

Motion: Motion to approve the final Sports Park Master Plan.

Motion by: Councilmember Ward
Seconded by: Councilmember Lopez

Action: Approved the final Sports Park Master Plan.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Motion to accept the Standard & Poor's General Obligation Bond Rating for the Village of Estero

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Kevin Greenville, Finance Director

Presentation/Information by

Wendell G. Gaertner, Prag Advisors
Mickey Johnston, Prag Advisors

Council Questions or Comments

Councilmember Ward and McLain

Public Comments

None

Motion: Motion to accept the Standard & Poor's General Obligation Bond Rating for the Village of Estero.

Motion by: Councilmember Ward
Seconded by: Councilmember Fayhee

Action: Approved motion to accept the Standard & Poor's General Obligation Bond Rating for the Village of Estero.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. FIRST READING

- (a) First reading of Zoning Ordinance No. 2024-14, Coconut Trace CPD Amendment – Tract F

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions and a Deviation an Amendment to the Commercial Planned

Development with a Deviation for a Reduced Type D Landscape Buffer for the Property located in the Coconut Trace Subdivision located on US 41, West of Lyden Drive and East of the Marsh Landing Community; Providing for Severability; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
Robert Eschenfelder, Village Attorney

Council Questions or Comments

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

Public Comments

None

Motion: Motion to table the first reading as documents are not in final form.

Motion by: Councilmember Fiesel
Seconded by: Councilmember Fayhee

Action: Approved motion to table the first reading as documents are not in final form.

Vote: (Roll Call)
Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain
Nay:
Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

10. VILLAGE ATTORNEY’S REPORT

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmember Zalucki, Vice Mayor Ribble, and Mayor McLain

Motion: Motion to authorize the Village Manager to execute a settlement agreement to resolve the current litigation cases entitled Wyrofsky, et al. v. Village of Estero, et al., to the extent the settlement terms do not require the payment of Village funds or significant deviations from the previously-approved project terms.

Motion by: Councilmember Zalucki

Seconded by: Vice Mayor Ribble

Action: Approved motion to authorize the Village Manager to execute a settlement agreement to resolve the current litigation cases entitled Wyrofsky, et al. v. Village of Estero, et al., to the extent the settlement terms do not require the payment of Village funds or significant deviations from the previously-approved project terms.

Vote: (Roll Call)

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

Nay: Mayor McLain

Abstentions:

11. VILLAGE MANAGER’S REPORT

Steve Sarkozy, Village Manager

12. ADJOURNMENT at 11:19 am

Motion by Councilmember Fiesel and seconded by Councilmember Fayhee.

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](#).