

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  
JANUARY 8, 2025  
VILLAGE COUNCIL MEETING**

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

**December 18, 2024 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Pastor Angi Jeffcoat Ocean Church

**PLEDGE OF ALLEGIANCE**

Led by Councilmember Lopez

**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, Public Works Director David Willems, Community Development Director Mary Gibbs, 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 Ward

**Seconded by:** Vice Mayor Ribble

**Action:** Approved agenda.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

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

None

**4. CONSENT AGENDA**

(a) December 4, 2024 Village Council Meeting Minutes

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

**Motion by:** Councilmember Fiesel

**Seconded by:** Councilmember Fayhee

**Action:** Approved consent agenda.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

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

None

**6. ACTION ITEM**

(a) Resolution No. 2024-23 Mayfair Village Property – Request from Lennar for Council to approve removal of a Notice of Future Road Construction that was recorded in the Lee County Public Records in 2007.

A Resolution of the Village Council of the Village of Estero, Florida, Rescinding Requirement of Recorded Obligation of Disclosure as to Future Extension of Sandy Lane; and Providing for Effective and Termination Dates.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

**Council Questions or Comments**

Councilmembers Ward, Zalucki, and Mayor McLain

**Public Comments**

None

**Motion:** Motion to adopt Resolution No. 2024-23.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Ward

**Action:** Adopted Resolution No. 2024-23.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

- (b) Resolution No. 2024-24 Seminole Gulf MOA (Memorandum of Agreement Regarding Support of Continuation of BERT project planning and grant application process and related Village support).

A Resolution of the Village Council of the Village of Estero, Florida, Approving Memorandum of Agreement with other Jurisdictions to Continue the Rail to Trail Initiative; Authorizing Contribution of Village Funds to Assist in Continuing the Grant Application Preparation Process; Authorizing Submission of Correspondence to the MPO Supporting the Submission of a Grant Application; Establishing Public Acquisition of the Seminole Railroad Right of Way as a Top Legislative Priority and Directing Village Lobbyists to Seek Legislative Support for the Project; and Providing for Severability and an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

Mayor McLain

**Public Comments**

Paul Keith Scoggins Jr., The Residences at Coconut Point

**Motion:** Motion to adopt Resolution No. 2024-24.

**Motion by:** Vice Mayor Ribble

**Seconded by:** Councilmember Lopez

**Action:** Adopted Resolution No. 2024-23.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

- (c) Corkscrew Road CMAR Contract Guaranteed Maximum Price (GMP) Addendum No. 01

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

**Council Questions or Comments**

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

**Public Comments**

**eComments**

Donald Lozzi, The Preserve at Corkscrew  
Timothy Klevar, The Preserve at Corkscrew  
Louis Frattarelli, The Preserve at Corkscrew  
Ramona Novitski, Bella Terra  
Mark Novitski, Bella Terra  
Scott Stryker, Bella Terra

**Motion:** Tabled Motion.

**(d) Pavement Striping and Marking Services**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
David Willems, Public Works Director

**Council Questions or Comments**

Councilmember Fiesel, Vice Mayor Ribble, and Mayor McLain

**Public Comments**

None

**Motion:** Motion to approve awarding ITB 100525 Pavement Striping and Marking Services to McShea Contracting LLC for the amount of \$577,194, approve a \$57,000 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 Lopez

**Seconded by:** Councilmember Ward

**Action:** Approved awarding ITB 100525 Pavement Striping and Marking Services to McShea Contracting LLC for the amount of \$577,194, approve a \$57,000 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 Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

**(e)** RFP 100724 Grant Management Services

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

Mayor McLain

**Public Comments**

None

**Motion:** Motion to approve scoring evaluation of RFP 100724 Grant Management Services the Village of Estero in CDBG-DR Recovery and Resiliency Program Grant Management Support, and authorize Village Manager or Designee to pursue a contract(s) with the top two scoring firms.

**Motion by:** Councilmember Zalucki

**Seconded by:** Councilmember Ward

**Action:** Approved scoring evaluation of RFP 100724 Grant Management Services the Village of Estero in CDBG-DR Recovery and Resiliency Program Grant Management Support, and authorize Village Manager or Designee to pursue a contract(s) with the top two scoring firms.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(f)** Lee County Maintenance Facility Architect Services

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

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

**Public Comments**

Brawley Adams, Estero

**Motion:** Motion to approve EC 2022-43 STA-01 in the amount of \$154,425 for GMA Architects to provide Architectural Services for the Lee County Maintenance Facility at The Estero Community Park, approve a \$15,500 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 Fayhee

**Action:** Approved EC 2022-43 STA-01 in the amount of \$154,425 for GMA Architects to provide Architectural Services for the Lee County Maintenance Facility at The Estero Community Park, approve a \$15,500 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 Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

(g) Lee County Maintenance Facility Construction Manager at Risk

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

None

**Public Comments**

None

**Motion:** Motion to approve Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for Lee County Maintenance Facility at The Estero Community Park and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

**Motion by:** Councilmember Lopez

**Seconded by:** Vice Mayor Ribble

**Action:** Approved Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for Lee County Maintenance Facility at The Estero Community Park and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(h) Estero Sports Park Permitting**

**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 EC 2022-24 STA 11 in the amount of \$200,000 for Atwell to provide Design and Permitting Services for the Estero Sports Park, approve a \$20,000 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 Zalucki

**Seconded by:** Councilmember Lopez

**Action:** Approved EC 2022-24 STA 11 in the amount of \$200,000 for Atwell to provide Design and Permitting Services for the Estero Sports Park, approve a \$20,000 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 Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

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

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

**8. VILLAGE ATTORNEY'S REPORT**

None.

**9. VILLAGE MANAGER'S REPORT**

Steve Sarkozy, Village Manager

A motion to the appointment of David Willems, Public Works Director to the Lee County Advisory Committee (Disaster Advisory Council) and Robert Willey as the alternative was made and duly passed.

**10. ADJOURNMENT at 10:51 am**

Motion by Councilmember Ward and seconded by Councilmember Lopez.

ATTEST:

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

Carol Sacco, CMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

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

Jon McLain, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).