

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 16, 2025

VILLAGE COUNCIL REGULAR MEETING

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

April 2, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, 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 Hunt

Seconded by: Vice Mayor Zalucki

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PROCLAMATIONS

- (a) Arbor Day
- (b) Estero High School - Cambridge International Scholar Award and Cambridge Scholar Award with Merit

Accepting Proclamation for Estero High School
Jennifer Briddell, Principal
Carolyn Hutto, Cambridge AICE Coordinator/AICE Exams Officer

Cambridge Scholar Award with Merit:
Natalia Gonzalez Cabrera
Amelia Krupp
Katelyn Kuieck
Meghan Lay
Jiya Naik
Jennifer Pichardo

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Terry Flanagan, Engage Estero

5. CONSENT AGENDA

- (a) March 19, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTION ITEM

- (a) Resolution No. 2025-06 Miromar Square Plat (PLT2024-E001)

A Resolution of the Village Council of the Village of Estero, Florida, Approving Miromar Square Plat; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Christopher Baker, Assistant Community Development Director

Council Questions or Comments

Councilmember McLain and Mayor Ribble

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-06.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Adopted Resolution No. 2025-06.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) First Amendment to Public Improvement agreement between Village of Estero and High 5 Up Top, LLC

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Comparato, Vieste

Council Questions or Comments

Councilmembers McLain, Ward, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt the First Amendment.

Motion by: Councilmember Hunt

Seconded by: Councilmember Lopez

Action: Adopted the First Amendment.

Vote: (Roll Call)

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

Nay:
Abstentions:

**(c) Village Center Hub - Sports and Entertainment Public Private Partnership
(P3 Solicitation)**

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
David Willems, Public Works Manager

Council Questions or Comments

Councilmembers Fayhee, Lopez, Hunt, McLain, Ward, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to authorize a deeper solicitation process to search for additional, complimentary sports, entertainment and recreational partners within the Village Center Hub.

Motion by: Councilmember Fayhee
Seconded by: Councilmember McLain

Action: Authorized a deeper solicitation process to search for additional, complimentary sports, entertainment and recreational partners within the Village Center Hub.

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

(d) Estero Entertainment District Design & Permitting Change Order 01

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Michael Comparato, Vieste
Trenton Gaskins, Vieste

Council Questions or Comments

Councilmember Hunt and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve award of Contract EC 2022-33 Change

Order 01 to RWA Engineering to provide additional professional services to update design changes.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Approved award of Contract EC 2022-33 Change
Order 01 to RWA Engineering to provide additional professional services to update design changes.

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) BERT Memorandum of Agreement

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers McLain, Ward, Vice Mayor Zalucki and Mayor Ribble

Public Comments

Debra Orton, Cedar Creek

Motion: Motion to approve the BERT Memorandum of Agreement and to authorize the Village Manager to approve any minor revisions requested by the other partners to the agreement.

Motion by: Councilmember Hunt

Seconded by: Councilmember McLain

Action: Approved the BERT Memorandum of Agreement and to authorize the Village Manager to approve any minor revisions requested by the other partners to the agreement.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. FIRST READING

(a) First Reading Ordinance No. 2025-03 Repealing Article III of Chapter 10 of the Village Code Regarding Disaster Recovery

An Ordinance of the Village Council of the Village of Estero, Florida, Repealing Article III of Chapter 10 of the Village Code Regarding Disaster Recovery; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

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

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Ordinance No. 2025-03 on First Reading and schedule Second Reading for April 16, 2025.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Lopez

Action: Approved Ordinance No. 2025-03 on First Reading and schedule Second Reading for April 16, 2025.

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

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Ward, McLain, Lopez, and Mayor Ribble

Councilmember Ward stated that he will miss the May 7, 2025 Council Meeting.

Consensus by Council to move the Village Council Meeting for June 4, 2025 to a start time of 4:30 pm instead of 9:30 am.

10. VILLAGE ATTORNEY'S REPORT

None

11. VILLAGE MANAGER'S REPORT

None

12. ADJOURNMENT at 10:55 am

Motion by Councilmember Ward

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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