

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
MAY 21, 2025
VILLAGE COUNCIL REGULAR MEETING**

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

May 7, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean 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, and Vice Mayor George Zalucki - District 7.
Absent: Councilmember Jim Ward - District 6.

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Finance Director Kevin Greenville, Public Works Director David Willems, Project Manager Robert Wiley, 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: Councilmember Lopez

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PROCLAMATION

- (a) National Boating Safety Week/Flotilla 96

Accepting the Proclamation
Michael DiPierro, Immediate Past Flotilla Commander
Chuck Moore, current Flotilla Vice Commander

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

eComment

Robert Grumley, Genova

5. CONSENT AGENDA

- (a) April 16, 2025 Village Council Meeting Minutes
(b) Financial Report for Month ended March 2025

Motion: Motion to approve consent agenda.

Motion by: Vice Mayor Zulucki
Seconded by: Councilmember Fayhee

Action: Approved consent agenda.

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

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTION ITEM

- (a) Comprehensive Plan Evaluation and Appraisal Notification Letter

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to send notification letter and affidavit signed by

Mayor to Florida Department of Commerce.

Motion by: Councilmember Lopez
Seconded by: Councilmember McLain

Action: Approved sending notification letter and affidavit signed by Mayor to Florida Department of Commerce.

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

(b) Eco-Historic Planning Study Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Christopher Baker, Community Development Assistant Director

Council Questions or Comments

Councilmembers Hunt, McLain, Vice Mayor Zulucki, and Mayor McLain.

Public Comments

None

Motion: Motion to approve the award of Contract 25035 with LandDesign, Inc. to prepare the Village of Estero Eco-Historic planning study for \$430,000, approve a \$43,000 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.

Motion by: Councilmember Fayhee
Seconded by: Councilmember Hunt

Action: Approved the award of Contract 25035 with LandDesign, Inc. to prepare the Village of Estero Eco-Historic planning study for \$430,000, approve a \$43,000 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.

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

(c) Landscaping, Mowing, & Irrigation Services Purchase Order

Staff Presentation/Comments

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

Council Questions or Comments

Councilmembers McLain and Vice Mayor Zalucki

Public Comments

Clark McKenize, Estero

Motion: Motion to approve the award of landscaping, mowing and irrigation services for Village roadways for P & T Lawn & Tractor, for an amount not to exceed \$2,896,517.52 annually, approve a \$200,000 Contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the purchase order and other additional implementing documents on behalf of the Village of Estero Council.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Approved the award of landscaping, mowing and irrigation services for Village roadways for P & T Lawn & Tractor, for an amount not to exceed \$2,896,517.52 annually, approve a \$200,000 Contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the purchase order and other additional implementing documents on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Estero River North Branch Regional Pond Project Task Order 4 Amendment

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve awards of landscaping, mowing and irrigation services for Village roadways for Mainscape, Inc., in an amount not to exceed \$1,432,600 annually, and to P & T Lawn & Tractor, for an amount not to exceed \$581,107 annually.

Motion by: Councilmember McLain
Seconded by: Councilmember Hunt

Action: Approved awards of landscaping, mowing and irrigation services for Village roadways for Mainscape, Inc., in an amount not to exceed \$1,432,600 annually, and to P & T Lawn & Tractor, for an amount not to exceed \$581,107 annually.

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) Entertainment Campus Update and Guaranteed Maximum Price (GMP) Addendum

Staff Presentation/Comments

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

Presentation/Information by

Trenton Gaskins, Vieste
Michael Comparato, Vieste
Robbie Powell, Wright Construction

Council Questions or Comments

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

Public Comments

None

Motion: Motion to approve GMP Addendum 2 for contract EC 2024 – 12 CMAR for Wright Construction to complete the site work and utility installation for the Estero Entertainment Campus for \$ 9,536,910.29 and authorize the Village Manager to sign the contract and other additional implementation documents within the scope of the GMP addendum on behalf of the Village of Estero Council.

Motion by: Councilmember McLain
Seconded by: Councilmember Fayhee

Action: Approved GMP Addendum 2 for contract EC 2024 – 12 CMAR for Wright Construction to complete the site work and utility installation for the Estero Entertainment Campus for \$ 9,536,910 and authorize the Village Manager to sign the contract and other additional implementation documents within the scope of the GMP addendum on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers McLain, Lopez, and Vice Mayor Zalucki

9. VILLAGE ATTORNEY’S REPORT

None

10. VILLAGE MANAGER’S REPORT

None

Adjourn Regular Session at 10:46 am and Convene Workshop Items at 10:46 am

11. WORKSHOPS

(a) Impact Fee Forecast 2025-2032

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Presentation/Information by

David H. Farmer, AICP, PE, CGC, Metro Forecasting Models

Council Questions or Comments

Councilmember Hunt, Vice Mayor Zalucki, and Mayor Ribble

Public Comments

eComment

Kenneth Pryor, Pelican Sound

(b) Cypress Bend & Sunny Grove Utility Extension Project Updates

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Wiley, Project Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments

William Williams, Cascades

(c) Estero River Park Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Presentation/Information by

Jon Zander, Senior Project Manager, Manhattan Construction Company

Brad Picard, Engineer, Respec

Nathalie White, Architect, Schenkel Schultz

Daniel Lutarewych, Project Architect Schenkel Shultz

Council Questions or Comments

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

Public Comments

Clark McKenzie, Estero

(d) Establishing a Policy Regarding Council Approved Proclamations

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Carol Sacco, Village Clerk

Council Questions or Comments

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

Public Comments

None

12. ADJOURNMENT at 12:36 pm

Motion by Councilmember Lopez

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](#).