

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

July 2, 2025

VILLAGE COUNCIL REGULAR MEETING

Village of Estero Council Chambers

9401 Corkscrew Palms Circle

Estero, FL 33928

June 18, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Casey Carter Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Joanne Ribble - District 1, Councilmember Jeff Hunt- District 2, Councilmember Jon McLain (Left at 11:15 am) - 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 (via Teams), Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Finance Director Kevin Greenville, 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 McLain

Seconded by: Councilmember Lopez

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

eComment

Janis Chance, Corkscrew Woodlands

4. CONSENT AGENDA

(a) June 4, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez

Seconded by: Councilmember Fayhee

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

6. ACTION ITEM

(a) Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2024, by Jeff Tuscan, CPA, Tuscan &. Company, PA.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Comprehensive Annual Financial Report.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Ward

Action: Approved Comprehensive Annual Financial Report.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Disaster Debris Monitoring Services RFP 101225

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Hunt and Ward

Public Comments

None

Motion: Motion to approve the award of Request for Proposal 101225, Disaster Debris Monitoring Services for the Village of Estero to the highest scoring proposal, Rostan Solutions, LLC. to provide on-call disaster debris monitoring services as provided in the contract for a one-year period, at the rates submitted on their proposal, authorize the Village Manager to execute contract documents on behalf of the Village of Estero Council and grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Motion by: Councilmember Lopez

Seconded by: Councilmember Hunt

Action: Approved the award of Request for Proposal 101225, Disaster Debris Monitoring Services for the Village of Estero to the highest scoring proposal, Rostan Solutions, LLC. to provide on-call disaster debris monitoring services as provided in the contract for a one-year period, at the rates submitted on their proposal, authorize the Village Manager to execute contract documents on behalf of the Village of Estero Council and grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) River Oaks Preserve Construction Manager at Risk Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Hunt, McLain, Ward, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve the award of Contract 25031 with Chris Tel Construction to provide construction manager as risk services for the River Oaks Preserve Project, approve pre-construction services as described in the contract for \$346,926, approve a \$35,000 contingency for additional services that may be required to complete preconstruction services, 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, except for Guaranteed Maximum Price Amendments, which will be approved by Village Council, at a later date.

Motion by: Councilmember Hunt

Seconded by: Councilmember Ward

Action: Approved the award of Contract 25031 with Chris Tel Construction to provide construction manager as risk services for the River Oaks Preserve Project, approve pre-construction services as described in the contract for \$346,926, approve a \$35,000 contingency for additional services that may be required to complete preconstruction services, 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, except for Guaranteed Maximum Price Amendments, which will be approved by Village Council, at a later date.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Service Agreement- Kemper Sports Mgt LLC

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Robert Eschenfelder, Village Attorney

Presentation/Information by
Michael Comparato, Vieste

Council Questions or Comments
Councilmembers Hunt, McLain, Vice Mayor Zalucki, and Mayor Ribble

Public Comments
None

Motion: Motion to approve the service agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$215,580 and authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

Motion by: Councilmember Ward
Seconded by: Councilmember Lopez

Action: Approved the service agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$215,580 and authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

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

7. SECOND READINGS AND PUBLIC HEARINGS

- (a)** Second Reading for Approval of Ordinance No. 2025-05 Capital Improvement Plan

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2025-2026; Making Related Findings; and Providing For Severability, Codification and an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to approve Ordinance No. 2025-05.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Approved Ordinance No. 2025-05.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Second Reading Ordinance No. 2025-06 Mayfair Village RPD Rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions Zoning Amendments for Property Bounded by Railroad ROW on the west, Broadway Avenue East on the north, Sandy Lane on the east and that Specific Property Identified as Strap Number 28-46-25-E3-U1962.2433 on the south, all in the Village of Estero, Florida; 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 hearing were sworn in by Village Clerk Sacco.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Christopher Baker, Assistant Director Community Development

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

Presentation/Information by

Dan DeLisi, DeLisi, Inc.

Matthew Shorey, Lennar

Council Questions or Comments

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

Public Comments

Joe Brincku, Estero

Motion: Motion to approve Ordinance No. 2025-06 the additions to condition 3 that the fence shown in the pattern book must be maintained by the

property owner and/or homeowners association, and all homes will be at the Lennar “Manor Homes” quality.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Hunt

Action: Approved Ordinance No. 2025-06 the additions to condition 3 that the fence shown in the pattern book must be maintained by the property owner and/or homeowners association, and all homes will be at the Lennar “Manor Homes” quality0.

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

(c) Second Reading for Approval of Ordinance No. 2025-08 Unsafe Structures

An Ordinance of the Village Council of the Village of Estero, Florida, Creating a New Chapter 23 Regarding Property Maintenance; Creating a New Article II (Unsafe Structures) of Chapter 23 to Provide for the Prohibition of Unsafe Structures and for the Authority of the Village to Ensure Such Structures are Abated or Removed; Making Related Findings; Providing for Codification, Severability, and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Ordinance No. 2025-08.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

Action: Approved Ordinance No. 2025-08.

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

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers McLain, Ward, Vice Mayor Zalucki and Mayor Ribble

Staff Presentation/Comments

Steve Sarkozy, Village Manager

9. VILLAGE ATTORNEY'S REPORT

None

10. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 11:18 am and Convene Workshop Items at 11:18 am

11. WORKSHOP

(a) Fiscal Year 2025-2026 Proposed Budget Introduction

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Council Questions or Comments

Councilmember Hunt and Vice Mayor Zalucki

Public Comments

None

12. ADJOURNMENT at 11:30 am

Motion by Councilmember Hunt

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](#).