

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

September 10, 2025

VILLAGE COUNCIL REGULAR MEETING

Village of Estero Council Chambers

9401 Corkscrew Palms Circle

Estero, FL 33928

July 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, Finance Director Kevin Greenville, Public Works Director David Willems, Accounting Supervisor Lindsey McNeal, 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 Lopez

Seconded by: Councilmember Fayhee

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

In Person

Larry Rosenberg, Fountain Lakes
Barbara Drabek, Riverwoods Plantation
Brawley Adams, Estero Palms

eComment

Larry Rosenberg, Fountain Lakes
Frank Dimaria, Wildcat Run

4. CONSENT AGENDA

- (a) June 18, 2025 Village Council Meeting Minutes
- (b) Financial Report for Month ended May 2025

Motion: Motion to approve consent agenda.

Motion by: Councilmember Hunt

Seconded by: Councilmember Ward

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. ACTIONS

- (a) Resolution No. 2025 - 10 Proposed Millage rate for Fiscal year 2025-2026

A Resolution of the Village Council of the Village of Estero, Florida, Determining the Proposed Millage Rate for Fiscal Year 2025-2026, Setting the Date, Time and Place for the Public Hearings Required by State Law; Directing Staff to Transmit Necessary Documentation Pursuant to the Requirements of Florida Statutes and the Rules and Regulations of the Department of Revenue of the State of Florida; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-10.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2025-10.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Resolution No. 2025 - 11 Budget Amendment

A Resolution of the Village Council of the Village of Estero, Florida, Approving the First Budget Amendment for Fiscal Year 2024-2025 to Approve the Use of Village Funds and to Recognize the Audited Carryforward in Each Fund Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Lindsey McNeal, Accounting Supervisor

Council Questions or Comments

Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-11.

Motion by: Councilmember Lopez

Seconded by: Councilmember McLain

Action: Adopted Resolution No. 2025-11.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) Resolution No. 2025-12 Amending Defined Contributions Retirement Plan

A Resolution of the Village Council of the Village of Estero, Florida; Amending the Defined Contribution Retirement Plan for the Employees of Estero, Florida; Providing for Conflicting Resolutions; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Kevin Greenville, Finance Director

Council Questions or Comments

Councilmembers Ward, Lopez, and Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-12.

Motion by: Councilmember Hunt

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2025-12.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Banking Services Request for Proposal (RFP) 101125

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Kevin Greenville, Finance Director
Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Ward, Hunt, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve the scoring ranking and award a mutually agreeable contract to the top scoring firm which is Synovous Bank to provide banking services for the Village. Should negotiations fail with the top scoring firm, authorize negotiations to begin with the second scoring firm and award a mutually agreeable contract and so on, and authorize the Village Manager to sign a contract and any other additional implementation documents within the scope of the contract on behalf of

the Village of Estero Council and begin implementation of Banking Services to the awarded bank.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Ward

Action: Approved the scoring ranking and award a mutually agreeable contract to the top scoring firm which is Synovous Bank to provide banking services for the Village. Should negotiations fail with the top scoring firm, authorize negotiations to begin with the second scoring firm and award a mutually agreeable contract and so on, and authorize the Village Manager to sign a contract and any other additional implementation documents within the scope of the contract on behalf of the Village of Estero Council and begin implementation of Banking Services to the awarded bank.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (e) Utility Expansion Program Phase 1 Construction Manager at Risk Contract
Guaranteed Maximum Price (GMP) Addendum 01 (Cypress Bend)

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Wiley, Project Manager

Council Questions or Comments

Councilmember McLain and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve Contract Number EC 2024-36 GMP Addendum 01 in the amount of \$2,120,269 with Wright Construction Group, Inc. for the construction of the Cypress Bend RV Resort wastewater treatment plant (WWTP) site conversion to Lee County Utilities 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 or modifications which do not require an increase in the not to exceed budget.

Motion by: Councilmember McLain

Seconded by: Councilmember Lopez

Action: Approved Contract Number EC 2024-36 GMP Addendum 01 in the amount of \$2,120,269 with Wright Construction Group, Inc. for the construction of the Cypress Bend RV Resort wastewater treatment plant

(WWTP) site conversion to Lee County Utilities 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 or modifications which do not require an increase in the not to exceed budget.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (f) Utility Expansion Program Phase 1 Construction Manager at Risk Contract
Guaranteed Maximum Price (GMP) Addendum 02 (Sunny Grove)

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Wiley, Project Manager

Council Questions or Comments

Councilmembers McLain, Ward, and Hunt

Public Comments

eComments

Susan Harville, Sunny Grove Park

Daniel Merritt, Sunny Grove Park

Rick Rumble, Sunny Grove Park

Motion: Motion to approve Contract Number EC 2024-36 GMP Addendum 02 in the amount of \$2,540,946 with Wright Construction, Inc. for the construction of the Sunny Grove Park wastewater treatment plant (WWTP) site conversion to Lee County Utilities 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 or modifications which do not require an increase in the not to exceed budget.

Motion by: Councilmember Hunt

Seconded by: Councilmember McLain

Action: Approved Contract Number EC 2024-36 GMP Addendum 02 in the amount of \$2,540,946 with Wright Construction, Inc. for the construction of the Sunny Grove Park wastewater treatment plant (WWTP) site conversion to Lee County Utilities 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 or modifications which do not require an increase in the not to exceed budget.

Vote: (Roll Call)

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

Nay:

Abstentions:

(g) Hurricane Ian Hazard Mitigation Grant Program (HMGP) Grant Management Support

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Supplemental Task Order with Hagerty Consulting, Inc. to assist the Village in HMGP Program Management Support and authorize Village Manager or delegate staff to execute a task order.

Motion by: Councilmember Lopez

Seconded by: Councilmember Fayhee

Action: Approved Supplemental Task Order with Hagerty Consulting, Inc. to assist the Village in HMGP Program Management Support and authorize Village Manager or delegate staff to execute a task order.

Vote: (Roll Call)

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

Nay:

Abstentions:

(h) Chris-Tel Contract Amendment – Maintenance Building

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Trenton Gaskins, Vieste

Council Questions or Comments

Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve the contract amendment with Chris-Tel Construction, in addition to a 5% owner's contingency for the amount of \$2,224,726.00 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 Hunt

Seconded by: Councilmember Lopez

Action: Approved the contract amendment with Chris-Tel Construction, in addition to a 5% owner's contingency for the amount of \$2,224,726.00 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. FIRST READINGS

(a) First Reading Ordinance No. 2025-07 Pelican Sound Zoning Amendment

An Ordinance of the Village Council of the Village of Estero, Florida, Approving With Conditions an Amendment to the Residential Zoning for the River Club Area of Pelican Sound Planned Development Located Along the Estero River; Providing for Severability; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember McLain, Ward, and Vice Mayor Zalucki

Public Comments

eComment

Kenneth Pryor, Pelican Sound

Motion: Motion to pass first reading of Ordinance No. 2025-07 and set second reading and public hearing for September 17, 2025.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Passed first reading of Ordinance No. 2025-07 and set second reading and public hearing for September 17, 2025

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) First Reading Ordinance No. 2025-09 Authority to Approve Plats

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 2-301, § 2-303, and § 2-502 of the Village Land Development Code Regarding Plat Approvals; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers McLain

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2025-09 and set second reading and public hearing for September 10, 2025.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Ward

Action: Passed first reading of Ordinance No. 2025-09 and set second reading and public hearing for September 10, 2025.

Vote: (Roll Call)

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

Nay: Councilmember McLain

Abstentions:

8. SECOND READINGS AND PUBLIC HEARINGS

(a) Second Reading Ordinance No. 2025-04 Land Development Code Flood Amendments

An Ordinance of the Village Council of the Village of Estero, Florida, Amending Land Development Code Section 7-3 “Flood Hazard Reduction Standards” to Include a Requirement for Nonconversion Agreements for Elevated Structures with Enclosures

Below the Required Elevation, Clarify the Process for Flood Variance Appeals, Clarify Specific Use of FEMA Elevation Certificates and Dry Floodproofing Certifications, Limit Partitioning of Enclosed Areas Below Flood, and Amend Related Definitions; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments

Mayor Ribble

Public Comments

None

Motion: Motion to approve Ordinance No. 2025-04.

Motion by: Councilmember Lopez

Seconded by: Councilmember Hunt

Action: Approved Ordinance No. 2025-04.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Continuation of Second reading of Zoning Ordinance No. 2025-02 Home2 Suites at Coconut Point

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Mixed Use Planned Development Zoning and Deviations for a 2.37-Acre Property Located in the Coconut Point Development of Regional Impact (DRI); and Approving DRI Development Order Amendments for Property Bounded by US 41 on the West, Williams Road on the North, Seminole Gulf Railroad Right-Of-Way on the East and the Southern Boundary for the Village of Estero Limits, All in the Village of Estero, Florida; Providing for Severability; and Providing an Effective Date

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Ordinance No. 2025-02 with staff recommended revision to Condition 10

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Ward

Action: Approved Ordinance No. 2025-02 with staff recommended revision to Condition 10.

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

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Mayor Ribble

10. VILLAGE ATTORNEY’S REPORT

Robert Eschenfelder, Village Attorney

11. VILLAGE MANAGER’S REPORT

Steve Sarkozy, Village Manager

12. ADJOURNMENT at 10:50 am

Motion by Councilmember Ward

ATTEST:

By: _____

Carol Sacco, CMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____

Joanne Ribble, Mayor

(td/CS)

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