

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.

**DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING**

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

June 17, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Fr. Eric Scanlan Our Lady of Light 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.
Excused Absent: Councilmember Jim Ward - District 6.

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Assistant Community Development Director/Assistant to Village Manager Michael Manning, 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 Fayhee

Seconded by: Councilmember McLain

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

Consensus to move to the end of the meeting.

4. CONSENT AGENDA

- (a) June 3, 2026 Village Council Meeting Minutes
- (b) Resolution No. 2026-10 Adopting New Personnel Policy

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

6. ACTIONS

- (a) Eco-Historic Planning Study

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Presentation/Information by

Phillip Bryant, LandDesign

Anie Delgado, LandDesign

Council Questions or Comments

Councilmembers Hunt, McLain, and Vice Mayor Zalucki

Public Comments

In-Person

Nora Demers, RGMC

Patty Whitehead, Estero

Catherine Backos, Estero Place

Motion: Motion to accept the Eco-Historic Planning Study.

Motion by: Councilmember McLain

Seconded by: Councilmember Lopez

Action: Accepted the Eco-Historic Planning Study.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Resolution No. 2026-05 Sandy Lane Bike/Ped Improvements State Funding Termination

A Resolution of the Village Council of the Village of Estero, Florida, Approving Termination of Grant Agreement; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-05.

Motion by: Councilmember Hunt

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2026-05.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) Village Security System Request for Proposal (RFP)10226

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve the Evaluation Committee's ranking of firms for RFP 10226, authorize the Village Manager to negotiate a contract with the top-ranked firm. If an agreement cannot be reached with the top ranked firm authorize the Village Manager to enter negotiations with the 2nd ranked firm, and authorize the Village Manager to execute the contract and any related implementation documents within the approved scope of services on behalf of the Village of Estero and proceed with implementation of the security system.

Motion by: Councilmember Lopez

Seconded by: Councilmember McLain

Action: Approved the Evaluation Committee's ranking of firms for RFP 10226, authorize the Village Manager to negotiate a contract with the top-ranked firm. If an agreement cannot be reached with the top ranked firm authorize the Village Manager to enter negotiations with the 2nd ranked firm, and authorize the Village Manager to execute the contract and any related implementation documents within the approved scope of services on behalf of the Village of Estero and proceed with implementation of the security system.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (d) Resolution No. 2026-08 Authorizing Village Manager to execute FEMA HMGP Grant 4673-086-R Agreement for the Regional Stormwater Facility

A Resolution of the Village Council of the Village of Estero, Florida, Approving Execution of a Grant Agreement with FDEM For Design of The Regional Stormwater Facility; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember McLain and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-08.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2026-08.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (e) Resolution No. 2026 -09 Authorizing Village Manager to execute FEMA HMGP Grant 4673-338-R Agreement for the Village of Estero, Broadway Avenue West, Infrastructure Retrofit

A Resolution of the Village Council of the Village of Estero, Florida, Approving Execution of a Grant Agreement with FDEM for Construction of the Village of Estero, Broadway Avenue West, Infrastructure Retrofit Project; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Mayor Ribble

Public Comments

None

Motion: Motion to adopt Resolution 2026-09.

Motion by: Councilmember Hunt

Seconded by: Councilmember Fayhee

Action: Adopted Resolution 2026-09.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (f) Resolution 2026-11 Authorizing Special Obligation Revenue Note, Series 2026 and Approving Related Loan Agreement

A Resolution of the Village of Estero, Florida Accepting the Proposal of Pinnacle Bank, a Tennessee Bank, D/B/A Synovus Bank, to Provide the Village with a Term Loan in Order to Reimburse the Village for Funds Expended to Acquire Certain Real Property; Approving the Form of a Loan Agreement; Authorizing the Issuance of a Promissory Note Pursuant to Such Loan Agreement in the Aggregate Principal Amount of not Exceeding \$13,000,000 in Order to Evidence Such Loan; Authorizing the Repayment of Such Note from a Covenant to Budget and Appropriate Legally Available Non-Ad Valorem Revenues; Delegating Certain

Authority to the Village Manager and Other Officers of the Village for the Authorization, Execution and Delivery of the Loan Agreement, Promissory Note and Various Other Documents with Respect Thereto; and Providing for an Effective Date

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Resolution No. 2026-11 accepting the Synovus Bank financing proposal, approving the form of the Loan Agreement, authorizing issuance of the Village of Estero Special Obligation Revenue Note, Series 2026, in an amount not to exceed \$13,000,000, and authorizing the execution and delivery of all related financing documents.

Motion by: Councilmember Lopez

Seconded by: Councilmember Hunt

Action: Adopted Resolution No. 2026-11 accepting the Synovus Bank financing proposal, approving the form of the Loan Agreement, authorizing issuance of the Village of Estero Special Obligation Revenue Note, Series 2026, in an amount not to exceed \$13,000,000, and authorizing the execution and delivery of all related financing documents.

Vote: (Roll Call)

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

Nay:

Abstentions:

(g) First Amendment to Service Agreement - Kemper Sports Management LLC

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Comparato, Vieste

Trenton Gaskins, Vieste

Will Spence, Kemper Sports

Council Questions or Comments

Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 a year including travel reimbursement not to exceed \$21,000 in a year and authorize the Village Manager to sign the amendment and other additional implementation documents on behalf of the Village of Estero Council.

Motion by: Councilmember Hunt

Seconded by: Councilmember Lopez

Action: Approved the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 a year including travel reimbursement not to exceed \$21,000 in a year and authorize the Village Manager to sign the amendment and other additional implementation 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:

(h) Second Amendment to Service Agreement- Kemper Sports Management LLC

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Comparato, Vieste

Trenton Gaskins, Vieste

Will Spence, Kemper Sports

Council Questions or Comments

Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve the second amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$56,184 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 second amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$56,184 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, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

(i) Sport Park Phase 1 Contract No. 25029 Change Order 01

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Comparato, Vieste

Trenton Gaskins, Vieste

Council Questions or Comments

Councilmembers McLain, Hunt and Mayor Ribble

Public Comments

eComment

Mark Novitski, Bella Terra

Motion: Motion to approve the Sport Park Phase 1 Contract No. 25029 Change Order 01, in the amount of \$432,068 for infrastructure improvement changes, approve contract contingency and soft costs in the amount of \$1,670,000, to cover additional services and improvements that may be required to complete the project, and authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Motion by: Councilmember McLain

Seconded by: Councilmember Lopez

Action: Approved the Sport Park Phase 1 Contract No. 25029 Change Order 01, in the amount of \$432,068 for infrastructure improvement changes, approve contract contingency and soft costs in the amount of 1,670,000, to cover additional services and improvements that may be required to complete the project, and authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. SECOND READING AND PUBLIC HEARING

(a) Second Reading Ordinance No. 2026-05 the Annual Capital Improvement Program

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2026-2027; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Hunt and Mayor Ribble

Public Comments

In-Person

Janet O'Hare, Pelican Sound

eComment

Mark Novitski, Bella Terra

Motion: Motion to pass Ordinance No. 2026-05 with the modification to add the dredging of the Estero River.

Motion by: Councilmember Hunt

Seconded by: Councilmember McLain

Action: Passed Ordinance No. 2026-05 with the modification to add the dredging of the Estero River.

Vote: (Roll Call)

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

Nay:

Abstentions:

PUBLIC COMMENT ON NON-AGENDA ITEMS

None

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Mayor Ribble

9. VILLAGE ATTORNEY'S REPORT

None

10. VILLAGE MANAGER'S REPORT

None

Adjourn Regular Session at 10:21 am and Convene at 10:21 am Workshop Items

11. WORKSHOPS

- (a) Overview of Community Development Fee Schedule Update Pertaining to Building Permitting & Inspections**

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Michael Manning, Assistant Community Development Director and Assistant to Village Manager

Council Questions or Comments

None

Public Comments

None

- (b) High 5**

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Scott Emley, High 5

Michael Comparato, Vieste

Council Questions or Comments

Councilmember Hunt, Vice Mayor Zulucki, and Mayor Ribble

Public Comments

None

12. ADJOURNMENT at 12:01 pm

Motion by Councilmember Fayhee

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](#).