



The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

**AGENDA**  
**VILLAGE COUNCIL MEETING**  
**9401 Corkscrew Palms Circle, Estero, Florida**  
**June 17, 2026, 9:30 am**

*Village Council: District 1 - Joanne Ribble, Mayor; District 2 - Jeff Hunt; District 3 - Jon McLain; District 4 - Lori Fayhee; District 5 - Rafael Lopez; District 6 - Jim Ward; District 7 - George Zalucki, Vice Mayor*

**1. CALL TO ORDER**

**INVOCATION**

Fr. Eric Scanlan Our Lady of Light Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**4. CONSENT AGENDA**

**a. June 3, 2026 Village Council Meeting Minutes**

**b. Resolution No. 2026-10 Personnel Policy**

**5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA**

**6. ACTION ITEMS**

**a. Eco-Historic Planning Study**

**Recommended Action**

Motion to accept the Eco-Historic Planning Study

**Financial Impact**

Funded by CDBG-DR grant.

**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.

**Recommended Action**

Adopt Resolution No. 2026-05

**Financial Impact**

Adoption of Resolution No. 2026-05 and execution of the termination agreement will end the \$450,000 grant and all obligations associated with the grant.

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

**Recommended Action**

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.

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.

**Financial Impact**

There is no financial impact from this agenda item. The Village Manager and/or designated staff will negotiate and execute a security services agreement with the awarded vendor.

**d. Resolution No. 2026-08 Authorizing Village Manage 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.

**Recommended Action**

Motion to adopt Resolution No. 2026-08

**Financial Impact**

The project budget for the Agreement is as follows:

	Initial Amount	Contingency	Total
Federal Share	\$228,750.00	\$11,437.50	\$240,187.50
Local Share	\$76,250.00	\$3,812.50	\$80,062.50
Project Budget	\$305,000.00	\$15,250.00	\$320,250.00

Sub-Recipient Management Costs	\$16,012.50
--------------------------------	-------------

(These are funds available to cover staff time in the implementation of the grant.)

As part of the Hurricane Ian Community Development Block Grant -- Disaster Recovery (CDBG-DR) grant award to Lee County, the Lee Board of County Commissioners agreed to use part of the DR funds to cover the Local Share for the HMGP awards.

**e. Resolution No. 2026 -09 Authorizing Village Manage 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.

**Recommended Action**

Motion to adopt Resolution 2026-09

**Financial Impact**

The project budget for the Agreement is anticipated to be as follows

Initial Amount	Contingency	Total
----------------	-------------	-------

Federal Share	\$14,467,485.00	\$723,374.25	\$15,190,859.25
Local Share	\$4,822,495.00	\$241,124.75	\$5,063,619.75
Project Budget	\$19,289,980.00	\$964,499.00	\$20,254,479.00

Sub-Recipient Management Costs \$115,445.84

(These are funds available to cover staff time in the implementation of the grant.)

As part of the Hurricane Ian Community Development Block Grant -- Disaster Recovery (CDBG-DR) grant award to Lee County, the Lee Board of County Commissioners agreed to use part of the DR funds to cover the Local Share for the HMGP awards.

**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

**Recommended Action**

Motion to adopt 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.

**Financial Impact**

The Resolution authorizes a financing amount not to exceed \$13,000,000. Final principal amount, interest rate, and annual debt service will be established at closing in accordance with the approved financing proposal and prevailing market conditions. Debt service will be payable from legally available non-ad valorem revenues budgeted and appropriated annually by the Village Council.

**g. First Amendment to Service Agreement - Kemper Sports Management LLC**

**Recommended Action**

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.

Authorize the Village Manager to sign the amendment and other additional implementation documents on behalf of the Village of Estero Council.

**Financial Impact**

Total contract amount of \$218,688 (Monthly Payment of \$18,224)

Services Fee	\$9,500
Payroll	\$6,724
Insurance	\$2,000
Total	\$18,224 (per month)*

Reimbursable travel expenses not to exceed \$21,000.00 in any fiscal calendar year.

\*Adjustment to as outlined to CPI in each subsequent year beginning with FY 2027-2028 budget

**h. Second Amendment to Service Agreement- Kemper Sports Management LLC**

**Recommended Action**

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

Authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

**Financial Impact**

Total contract amount of \$56,184 (Monthly Payment of \$4,682).

Services Fee	\$2,500
Payroll	\$1,875
Insurance	\$ 307
Total	\$4,682 (per month)*

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

**Recommended Action**

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.

Authorize the Village Manager to execute the Change Order and any related documents necessary to implement and complete the approved scope of work.

**Financial Impact**

The financial impact of this change order is \$2,102,069 (\$432,068 plus a \$1,670,00 contingency). The GMP contract will be increased from \$19,517,575 to \$19,949,643. The Funding for this change is proposed to be drawn from the project's established contingency budget and be allocated out of the existing General Fund for Phase 1 per the approved budget of \$22,000,000.

**7. SECOND READING AND PUBLIC HEARING**

**a. Second Reading for Approval of 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.

**Recommended Action**

Motion to pass Ordinance No. 2026-05

**Financial Impact**

The Capital Improvement Program will set the funding for the Village Capital Improvement project for Fiscal Year 2026-2027 and provide a plan of priorities for the next 5-years. A summary of the proposed capital expenditures for the upcoming fiscal year is as follows:

Roadway	\$ 1,840,000
Intersection	\$ 5,300,000
Bicycle and Pedestrian	\$ 300,000
Landscaping and Beautification	\$ 0
Parks and Recreation	\$ 43,630,000
Stormwater	\$ 350,000

Utility	\$ 5,500,000
Land Acquisition	\$ 19,000,000
Total Capital Program	\$ 75,920,000

**8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

**9. VILLAGE ATTORNEY'S REPORT**

**10.VILLAGE MANAGER'S REPORT**

**Adjourn Regular Session and Convene Workshop Items**

**11.WORKSHOPS**

**a. Overview of Community Development Fee Schedule Update Pertaining to Building Permitting & Inspections**

**b. High 5**

**12.ADJOURNMENT**

**To view and/or participate in the Village Council Meeting, the following options are available:**

1. View the meeting online, but not participate: You may watch the meeting via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>.
2. View the meeting online as indicated above and provide public comment prior to the meeting by utilizing the eComment Card on the Village website: <https://estero-fl.gov/ecomment-cards/>. Please fill out all required information. Comments must be received by noon the day before the meeting and they will be distributed to the Council but will not be read at the meeting.
3. Council Chambers will be open to the public during the meeting. Public who attend in person may speak during scheduled public comment periods.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk at, [sacco@estero-fl.gov](mailto:sacco@estero-fl.gov) or 239-221-5035.

If you desire to address the Council, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address, and whom he or she represents.

ADA Assistance — Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk/Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes: "If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."