



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
July 2, 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

Pastor Angie Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PROCLAMATIONS

- a. Florida Everblades 2026 Kelly Cup**
- b. Recognizing the 250th Anniversary of the Signing of the Declaration of Independence**

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

- a. June 17, 2026 Village Council Meeting Minutes**
- b. Financial Report for Month ended April 2026**
- c. Financial Report for Month ended May 2026**
- d. Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025 by Branden Lopez, CPA, CBIZ CPAs P.C**

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Resolution No. 2026-12 Conservation Easement "Swap" for West Bay Club

A Resolution of the Village Council of the Village of Estero, Florida, Approving the Release of Portions of Two Conservation Easements Located at West Bay Club, and Acceptance of Two Alternate Conservation Easements Also Located at West Bay Club, All of Which are More Particularly Described on Exhibit A Attached Hereto and Incorporated Herein, as Constituting an Easement "Swap" for West Bay Club Community Association, Inc.; and West Bay Golf Club, Inc.; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2026-12

Financial Impact

No financial impact

b. Resolution No. 2026-13 Adopting Updated Community Development Fees

A Resolution of the Village of Estero, Florida, Establishing a New Community Development Department Building Fee Schedule; Making Related Findings; and Providing for Severability and for an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2026-13.

Financial Impact

Adoption of the fee schedule is intended to prevent or at least minimize the need for the Village's general fund to supplement the operations of the Village's building permit and inspection functions so that those functions are primarily paid for by the applicants accessing those services.

c. Resolution No. 2026-14 Approving a Maintenance Agreement for Coconut Road Sidewalk Improvements and authorizing the Mayor or Village Manager to execute the agreement.

A Resolution of the Village of Estero, Florida, Approving Execution of a Transportation Off System Post Project Maintenance Agreement with FDOT for Coconut Road Improvements; Making Related Findings; Providing for Severability and for an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2026-14

Financial Impact

After project completion, the Village will incur minor maintenance costs associated with the new sidewalk. The Village will include these additional costs in the Village operation and maintenance budget, when appropriate.

d. Resolution No. 2026-15 Approving a Maintenance Agreement for Via Coconut Point Roundabout Improvements and authorizing the Mayor or Village Manager to execute the agreement.

A Resolution of the Village of Estero, Florida, Approving Execution of a Transportation Off System Post Project Maintenance Agreement with FDOT for Via Coconut Point Roundabout Improvements; Making Related Findings;

Providing for Severability and for an Effective Date

Recommended Action

Motion to adopt Resolution No. 2026-15

Financial Impact

After project completion, the Village will incur minor maintenance costs associated with the new sidewalk. The Village will include these additional costs in the Village operation and maintenance budget, when appropriate.

e. Resolution No. 2026-16 Budget Amendment

A Resolution of the Village Council of the Village of Estero, Florida, Approving the First Budget Amendment for Fiscal Year 2025-2026 to Recognize the Audited Carryforward Balances in Each Fund and Increase Revenues for the Building Fee Fund and the Capital Projects Fund; Providing for severability and for an effective date.

Recommended Action

Motion to adopt Resolution No. 2026-16.

Financial Impact

Approval of the resolution will allocate fund balance carryforward for each fund within the Fiscal Year 2025-2026 budget and increase the budgeted revenues in the Building Fund and the Capital Projects Fund.

f. Resolution No. 2026-17 Proposed Millage rate for Fiscal year 2026-2027

A Resolution of the Village Council of the Village of Estero, Florida, Determining the Proposed Millage Rate for Fiscal Year 2026-2027, 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.

Recommended Action

Motion to adopt Resolution No. 2026-17.

Financial Impact

Approval of the resolution will provide the required information to initiate Ad Valorem taxes for the Fiscal Year 2026-2027.

g. 2026 Veterans Day Event Budget

Recommended Action

Motion to approve budget of \$10,000 for 2026 event.

Financial Impact

The Council will be establishing the event's budget at the meeting not to exceed \$10,000.

h. Village Security System Contract

Recommended Action

Motion to approve award of Contract 26033 with Mock Engineering to install access control and security cameras at Village Hall, RiverPark and provide consulting services for future projects for \$113,054.

Approve a \$11,300 contingency for additional services that may be required to complete the project.

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.

Financial Impact

The financial impact is \$124,354 (contract plus 10% contingency). This will be funded using a combination of unallocated general funds and funds remaining in the River RiverPark budget.

i. Estero SportsPark Phase 2 Preconstruction Services Change Order No. 2

Recommended Action

Motion to approve Contract No. 25029 Change Order 02, to reduce the contract fees by \$2,100,000 and reduce the scope to include design and permitting through Phase 2.

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 provides savings of \$2,100,000.

j. Regional Pond (00650-08) Change Order #3

Recommended Action

Motion to approve Contract 2022-39 Task Authorization 04 Change Order No. 03 with JR Evans Engineering to provide additional professional services including design, permitting and construction plans for the Estero River north Branch Regional Pond Project for \$107,000.

Approve a \$10,000 contingency for additional services that may be required to complete the project.

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.

Financial Impact

The financial impact is \$117,000 (contract plus 10% contingency). This will be funded using unallocated general funds.

8. FIRST READING AND PUBLIC HEARING

a. First Reading Ordinance No. 2026-07 Requiring Painting Permits for Certain Non- Residential Structures

An Ordinance of the Village of Estero, Florida, Creating a New § 7-7 of the Village Code Related to Painting Permits; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2026-07 on first reading and to authorize the Village Clerk to advertise the ordinance for second reading and public hearing for September 9, 2026.

Financial Impact

This ordinance does not have a financial impact on the Village as it is only codifying an existing requirement.

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10.VILLAGE ATTORNEY'S REPORT

11.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12.WORKSHOP

a. FY 2027 Proposed Budget Intro

13.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 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."