

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 17, 2025
VILLAGE COUNCIL BUDGET AND SPECIAL MEETING

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

September 10, 2025 5:05 p.m.

1. CALL TO ORDER

INVOCATION

Pastor Todd Weston River of Life 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 (arrived at 5:09 p.m.), 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, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. FIRST PUBLIC BUDGET HEARINGS

- (a)** Resolution No. 2025-14 Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2025-2026; Establishing the Date, Time and Place for a Public Hearing to Adopt the Final Millage Rate and Final Levying of Ad Valorem Taxes for Fiscal Year 2025-2026; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-14.

Motion by: Councilmember Lopez

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2025-14.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Resolution No. 2025-15 Adopting the Tentative Budget for Fiscal Year 2025-2026

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Budget for Fiscal Year 2025-2026; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Council Questions or Comments

Councilmembers Ward, McLain, Vice Mayor Zalucki, and Mayor Ribble

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-15.

Motion by: Councilmember Hunt

Seconded by: Councilmember Ward

Action: Adopted Resolution No. 2025-15.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Lopez

Seconded by: Councilmember Hunt

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

In Person

Mark Novitsky, Bella Terra

eComment

Jesse Arman, Colonial Oaks

5. CONSENT AGENDA

(a) July 2, 2025 Village Council Meeting Minutes

(b) Financial Report for Month ended June 2025

(c) Financial Report for Month ended July 2025

Motion: Motion to approve consent agenda.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember McLain

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTIONS ITEMS

(a) Resolution No. 2025-13 Establishing an Auditor Selection Committee and appointing members

A Resolution of the Village of Estero, Florida, Establishing an Auditor Selection Committee; Making Related Findings; Providing for Severability and for an Effective Date

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Hunt, McLain, Ward, and Mayor Ribble

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-13 and following adoption Motion to appoint the ASC members.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2025-13 and following adoption Motion to appoint the ASC members.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Tourist Development Tax Funding Agreement

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers McLain and Ward

Public Comments

None

Motion: Motion to approve Agreement for Tourist Development Tax Funding FY 2025-2026.

Motion by: Councilmember McLain

Seconded by: Councilmember Fayhee

Action: Approved Agreement for Tourist Development Tax Funding FY 2025-2026.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) Resolution No. 2025-16 Veterans Day event

A Resolution of the Village of Estero, Florida, Establishing a Budget for the 2025 Veterans Day Event; Directing the Village Manager to Take Certain Related Actions; Making Related Findings; and Providing for Severability And for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers McLain, Lopez, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-16.

Motion by: Councilmember Lopez

Seconded by: Councilmember McLain

Action: Adopted Resolution No. 2025-16.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Agreement with the Estero Forever Foundation for Happehatchee Complex property management activities.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

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

Public Comments

None

Motion: Motion to approve agreement between Village of Estero and the Estero Forever Foundation for Happehatchee Complex property management activities.

Motion by: Councilmember Hunt

Seconded by: Vice Mayor Zalucki

Action: Approved agreement between Village of Estero and the Estero Forever Foundation for Happehatchee Complex property management activities.

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) Renewal of Forerunner floodplain management software for a period of two years

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmembers McLain and Hunt

Public Comments

None

Motion: Motion to approve the renewal of Forerunner floodplain management software for a period of two years 10/1/2025 through 9/30/2027.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Approved the renewal of Forerunner floodplain management software for a period of two years 10/1/2025 through 9/30/2027.

Vote: (Roll Call)

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

Nay:

Abstentions:

(f) Resolution No. 2025- 21 Acknowledging Receipt of FEMA Grant Award and Directing Staff to Publish the Public Notice Required by FEMA as Part of the Grant Award Process

A Resolution of the Village of Estero, Florida, Acknowledging Receipt of Direction from FDEM and FEMA Directing Staff to Publish the Final Public Notice Required

by FEMA as Part of the HMGP Grant Award Process; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
David Willems, Public Works Director
Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers McLain, Hunt, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-21.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2025-21.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. SECOND READING AND PUBLIC HEARING

(a) Second 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

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Ordinance No. 2025-09.

Motion by: Councilmember Lopez

Seconded by: Councilmember Hunt

Action: Approved Ordinance No. 2025-09.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers McLain, Ward, and Mayor Ribble

10. VILLAGE ATTORNEY’S REPORT

None

11. VILLAGE MANAGER’S REPORT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Mary Gibbs, Community Development Director

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Ward, Hunt, McLain, and Mayor Ribble

12. ADJOURNMENT at 6:55 pm

Motion by Councilmember Ward

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](#).