

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  
October 1, 2025**

**VILLAGE COUNCIL BUDGET AND SPECIAL MEETING**

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

**September 17, 2025 5:05 p.m.**

**1. CALL TO ORDER**

**INVOCATION**

Rev. Reji Joseph Our Lady of Light

**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, Assistant Community Development Director Christopher Baker, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

**2. SECOND PUBLIC BUDGET HEARINGS**

**(a) Resolution No. 2025-18 Adopting Final Millage rate for Fiscal year 2025-2026**

A Resolution of the Village of Estero, Lee County, Florida, Adopting the Final Millage Rate for the Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2025-2026; 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. 2025-18.

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember Lopez

**Action:** Adopted Resolution No. 2025-18.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(b) Resolution No. 2025-19 Adopting the Final Budget for Fiscal Year 2025-2026**

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Final Budget for Fiscal Year 2025-2026; 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. 2025-19.

**Motion by:** Councilmember McLain

**Seconded by:** Councilmember Fayhee

**Action:** Adopted Resolution No. 2025-19.

**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 Hunt

**Seconded by:** Councilmember Lopez

**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**

None.

### **5. CONSENT AGENDA**

(a) September 10, 2025 Village Council Meeting Minutes

(b) Resolution No. 2025-17 Establishing Meeting Dates, Time, and Location for Meetings of the Village of Estero Council for 2026

**Motion:** Motion to approve consent agenda.

**Motion by:** Councilmember Hunt

**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. 2025-20 Adopting Updated Community Development Fees

A Resolution of the Village of Estero, Florida, Establishing a New Community Development Department Fee Schedule Including Building, Planning, Zoning and Land Use; Rescinding Prior Fee Resolutions; Making Related Findings; and Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Development Director

**Council Questions or Comments**

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

**Public Comments**

None

**Motion:** Motion to adopt Resolution No. 2025-20.

**Motion by:** Councilmember Ward

**Seconded by:** Vice Mayor Zalucki

**Action:** Adopted Resolution No. 2025-20.

**Vote:** (Roll Call)

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

Nay:

Abstentions:

**(b) Resolution No. 2025-22 Adopting Updated Public Works Fee Schedule**

A Resolution of the Village of Estero, Florida, Establishing a New Public Works Department Fee Schedule; Rescinding Prior Fee Resolutions; Making Related Findings; and Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

Councilmember McLain

**Public Comments**

None

**Motion:** Motion to adopt Resolution No. 2025-22.

**Motion by:** Councilmember McLain

**Seconded by:** Councilmember Fayhee

**Action:** Adopted Resolution No. 2025-22.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

- (c) Broadway Ave. West Safety and Drainage Improvements -Request for Qualifications (RFQ) 102125

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

David Willems, Public Works Director

**Council Questions or Comments**

Councilmember Hunt

**Public Comments**

None

**Motion:** Motion to approve the ranking of professional services firms for RFQ 102125 as recommended by the Village of Estero's Selection Committee. 1-CW3 Engineering, 2-American Structurepoint, 3-Davidson Engineering, 4-Hole Montes, 5-J.R. Evans Engineering.

**Motion by:** Councilmember Hunt

**Seconded by:** Councilmember Fayhee

**Action:** Approved the ranking of professional services firms for RFQ 102125 as recommended by the Village of Estero's Selection Committee. 1-CW3 Engineering, 2-American Structurepoint, 3-Davidson Engineering, 4-Hole Montes, 5-J.R. Evans Engineering.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

## **8. FIRST READING**

- (a) First reading of Ordinance No. 2025-10, approving an update to the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2025/2026.

An Ordinance of the Village Council of the Village of Estero, Florida, Approving Updates to the Capital Improvements Element to Update the Capital Improvements Schedule for Fiscal Year 2025/2026 and Adopt the Most Recent Lee County School District Capital Improvement Plan; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

None

**Public Comments**

None

**Motion:** Motion to pass first reading of Ordinance No. 2025-10 and set second reading for October 1, 2025.

**Motion by:** Councilmember McLain

**Seconded by:** Councilmember Lopez

**Action:** Passed first reading of Ordinance No. 2025-10 and set second reading for October 1, 2025.

**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, Hunt, Vice Mayor Zalucki, and Mayor Ribble

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

David Willems, Public Works Director

**10. VILLAGE ATTORNEY'S REPORT**

None

**11. VILLAGE MANAGER'S REPORT**

None

**12. ADJOURNMENT at 5:43 pm**

Motion by Councilmember Ward

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: \_\_\_\_\_

By: \_\_\_\_\_

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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