

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 15, 2025**

**VILLAGE COUNCIL REGULAR MEETING**

**Village of Estero Council Chambers**

**9401 Corkscrew Palms Circle**

**Estero, FL 33928**

**October 1, 2025 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Pastor Frank Brand First Baptist Estero

**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, Councilmember Jim Ward - District 6 (arrived 9:53 am), 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, 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 Lopez

**Seconded by:** Councilmember Hunt

**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

#### In Person

Sally Kreuscher, Estero

Astrid Hayes, Estero

### 4. CONSENT AGENDA

(a) September 17, 2025 Village Council Meeting Minutes

(b) Financial Report for Month ended August 2025

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

**Motion by:** Councilmember Fayhee

**Seconded by:** Councilmember McLain

**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) Approval of FDEP Grant L0188 for Estero Orange Park Utility Extension Project.

#### **Staff Presentation/Comments**

Steve Sarkozy, Village Manager

#### **Council Questions or Comments**

None

#### **Public Comments**

None

**Motion:** Motion to approve the Florida DEP Standard Grant Agreement for the Estero Orange Park Utility Extension Project (Agreement Number L0188), and to authorize the Village Manager or designee to execute all related documents.

**Motion by:** Councilmember Hunt

**Seconded by:** Councilmember Lopez

**Action:** Approved the Florida DEP Standard Grant Agreement for the Estero Orange Park Utility Extension Project (Agreement Number L0188), and

to authorize the Village Manager or designee to execute all related documents.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(b) Approval of FDEP Grant L0187 for Estero Broadway Ave East Phase 1 Project**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**

Mayor Ribble

**Public Comments**

None

**Motion:** Motion to approve the Florida DEP Standard Grant Agreement for the Estero Broadway Avenue East Phase 1 project (Agreement Number L0187), and to authorize the Village Manager or designee to execute all related documents.

**Motion by:** Vice Mayor Zalucki

**Seconded by:** Councilmember Fayhee

**Action:** Approved the Florida DEP Standard Grant Agreement for the Estero Broadway Avenue East Phase 1 project (Agreement Number L0187), and to authorize the Village Manager or designee to execute all related documents.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(c) Third Amendment to Public Improvement Agreement with High 5**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

**Presentation/Information by**

Michael Comparato, Vieste

**Council Questions or Comments**

Councilmember McLain

**Public Comments**

None

**Motion:** Motion to approve Third Amendment to the Public Improvement Agreement between the Village and High 5 Up Top, LLC.

**Motion by:** Councilmember Hunt

**Seconded by:** Vice Mayor Zalucki

**Action:** Approved Third Amendment to the Public Improvement Agreement between the Village and High 5 Up Top, LLC.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**7. FIRST READINGS****(a) First Reading Ordinance No. 2025-11 Creating a Right of Way Use Code**

An Ordinance of the Village of Estero, Florida, Creating a New Chapter 23 of the Village Code Creating Right of Way Use Regulations; Making Related Findings; Providing for Severability, Codification, and 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 Ordinance No. 2025-11 on first reading and schedule 2nd reading on October 15, 2025.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember McLain

**Action:** Adopted Ordinance No. 2025-11 on first reading and schedule 2nd reading on October 15, 2025.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

- (b)** First Reading Ordinance No. 2025-12 Repealing Ordinance 2015-13 Related to Development Application Expense Cost Recovery

An Ordinance of the Village of Estero, Florida, Repealing Ordinance 2015-13 Related to Development Application Expense Cost Recovery; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

None

**Public Comments**

None

**Motion:** Motion to adopt Ordinance No. 2025-12 on first reading and schedule 2nd reading on October 15, 2025.

**Motion by:** Vice Mayor Zalucki

**Seconded by:** Councilmember McLain

**Action:** Adopted Ordinance No. 2025-12 on first reading and schedule 2nd reading on October 15, 2025.

**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. 2025-10, 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

Mary Gibbs, Community Development Director

**Council Questions or Comments**

None

**Public Comments**

None

**Motion:** Motion to approve Ordinance No. 2025-10.

**Motion by:** Councilmember Hunt

**Seconded by:** Councilmember Ward

**Action:** Approved Ordinance No. 2025-10.

**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 Ward, Hunt, Lopez, McLain, Vice Mayor Zalucki, and Mayor Ribble

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Consensus was given for Estero High School to hang the Senior banners on the football field for Senior Night.

Consensus was given to donate funds for the purchase of T-shirts for Estero High School Veterans Day volunteers. The expense will be covered from the previously approved budget.

**10. VILLAGE ATTORNEY'S REPORT**

None

**11. VILLAGE MANAGER'S REPORT**

None

**12. ADJOURNMENT at 10:20 am**

Motion by Councilmember Lopez

ATTEST:

VILLAGE OF ESTERO, FLORIDA

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

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

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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