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 December 3, 2025 VILLAGE COUNCIL REGULAR MEETING

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

November 19, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kyle Strom Ocean 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, 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, Public Works Director David Willems, Finance Director Kevin Greenville, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. LETTER OF RECOGNITION

- (a) Kaitlyn Mancini, Estero High School
- (b) Avery Hughes, Bonita Springs High School

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda with the deletion of item 13b.

Motion by: Vice Mayor Zalucki Seconded by: Councilmember McLain

Action: Approved agenda with the deletion of item 13b.

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

Barry Freedman, Engage Estero Dr. Genelle Grant, Happehatchee

Staff Presentation/Comments

Steve Sarkozy, Village Manager

5. CONSENT AGENDA

(a) November 5, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fayhee Seconded by: Councilmember Hunt

Action: Approved consent agenda.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Ward, Fayhee, Lopez, Vice

Mayor Zalucki, and Mayor Ribble.

Nav:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTIONS

(a) Approval Audit Services Request for Proposal (RFP) 102225

Staff Presentation/Comments

Steve Sarkozy, Village Manager Kevin Greenville, Finance Director

Council Questions or Comments

Councilmember Ward and Mayor Ribble

Public Comments

None

Motion: Motion to approve the scoring ranking and award a mutually agreeable contract to the top scoring firm which is CBIZ CPAs P.C. to provide

audit services for the Village. Should negotiations fail with the top scoring firm, authorize negotiations to begin with the second scoring firm and award a mutually agreeable contract and authorize the Village Manager to sign a contract and any other additional implementation documents within the scope of the contract on behalf of the Village of Estero Council and begin implementation of Audit Services to the awarded firm.

Motion by: Vice Mayor Zalucki Seconded by: Councilmember Lopez

Action: Approved the scoring ranking and award a mutually agreeable contract to the top scoring firm which is CBIZ CPAs P.C. to provide audit services for the Village. Should negotiations fail with the top scoring firm, authorize negotiations to begin with the second scoring firm and award a mutually agreeable contract and authorize the Village Manager to sign a contract and any other additional implementation documents within the scope of the contract on behalf of the Village of Estero Council and begin implementation of Audit Services to the awarded firm.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice

Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

(b) Resolution No. 2025-23 Approving the Second Budget Amendment for Fiscal Year 2024-2025

A Resolution of the Village Council of the Village of Estero, Florida, Approving the Second Budget Amendment for Fiscal Year 2024-2025 to Approve the Use of Village Funds and to Recognize Increased Revenues and Increased Expenditures for the Building Fee Fund, General Fund, and Driving Range Fund.

Staff Presentation/Comments

Steve Sarkozy, Village Manager Kevin Greenville, Finance Director

Council Questions or Comments

Councilmember Ward

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-23.

Motion by: Councilmember Hunt Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2025-23.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice

Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

(c) Resolution No. 2025-26 supporting the construction of a noise wall by FDOT to serve the Brooks Community.

A Resolution of the Village Council of the Village of Estero, Florida, Supporting the Construction by the Florida Department of Transportation of a Noise Wall for The Brooks Community; Making Related Findings; Providing for Severability and Providing for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Mayor Ribble

Public Comments

eComments

Colleen Ellis, Copperleaf

Motion: Motion to adopt Resolution No. 2025-26.

Motion by: Councilmember Lopez **Seconded by:** Councilmember Ward

Action: Adopted Resolution No. 2025-26.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice

Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

8. FIRST READING

(a) Ordinance No. 2025-13 Sports Parks Process and Procedure

An Ordinance of the Village of Estero, Florida, Repealing Chapter 22 of the Village Code; Creating a New Chapter 22 of the Village Code Related to Parks and Recreation; 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

Councilmembers Lopez, McLain, and Mayor Ribble

Public Comments eComments

Reas Graber, Bella Terra Mark Novitski, Bella Terra Romona Noviski, Bella Terra Lisa Ninchritz, Bella Terra

Motion: Motion to adopt Ordinance No. 2025-13 on first reading and schedule 2nd reading on December 3, 2025.

Motion by: Councilmember Ward **Seconded by:** Councilmember McLain

Action: Adopted Ordinance No. 2025-13 on first reading and schedule 2nd reading on December 3, 2025.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice

Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

9. SECOND READINGS AND PUBLIC HEARINGS

(a) Second Reading Ordinance No. 2025-07 Pelican Sound

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Residential Planned Development Zoning for the River Club Area of Pelican Sound Located Along the Estero River; Providing for Severability; and Providing an Effective Date.

Village Attorney Eschenfelder provided information regarding Council business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Clerk Sacco.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager Mary Gibbs, Community Development Director Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Pappas. P.E., RWA Consultants Eric Long, Pelican Sound Golf & River Club

Brian Strojny, Coast Guard Auxiliary

Council Questions or Comments

Councilmembers Hunt, Ward, McLain, and Vice Mayor Zalucki

Public Comments

In Person

Neil Severance, Pelican Sound

eComments

Jennifer Gunder, Estero River Heights

Deborah Kane, Pelican Sound Golf and River Club

Shari Perkins, Pelican Sound Golf and River Club

Henry Bays, Pelican Sound Golf and River Club

Nancy Ackeer, Pelican Sound Golf and River Club

Heather Bultynck, Pelican Sound Golf and River Club

Diane Olson, Pelican Sound Golf and River Club

William Dickinson, Pelican Sound Golf and River Club

Judy Kessel, Pelican Sound Golf and River Club

Carole Hastings, Pelican Sound Golf and River Club

Wendy Zent, Pelican Sound Golf and River Club

John Butzer, Pelican Sound Golf and River Club

Marcia Graft, Pelican Sound Golf and River Club

John Graft, Pelican Sound Golf and River Club

Leo and Kathleen Sokolnicki, Pelican Sound Golf and River Club

James Vail, Pelican Sound Golf and River Club

Roger Levin, Pelican Sound Golf and River Club

Bill Shaw, Pelican Sound Golf and River Club

Robin Diller, Pelican Sound Golf and River Club

Brad Gibbons, Pelican Sound Golf and River Club

Richard Tschoeke, Pelican Sound Golf and River Club

Betsy Rechel, Pelican Sound Golf and River Club

Stacy Doster, Pelican Sound Golf and River Club

Gail Kolasinski, Pelican Sound Golf and River Club

Raymond Latiano, Pelican Sound Golf and River Club

Raymond Lanano, i chean Sound Gon and River Ciu

John McConie, Pelican Sound Golf and River Club

Orrin Kessel, Pelican Sound Golf and River Club

Timothy & Regina Johnson, Pelican Sound Golf and River Club

Tom Putz, Pelican Sound Golf and River Club

Perry Anderson, Pelican Sound Golf and River Club

Eileen Newton, Pelican Sound Golf and River Club

Diana Ferriter, Pelican Sound Golf and River Club

Nadine Latham, Pelican Sound Golf and River Club

Jeffrey Osullivan, Pelican Sound Golf and River Club

Dawn Williamson, Pelican Sound Golf and River Club

Brian Gray, Pelican Sound Golf and River Club

Kristin Douglas, Pelican Sound Golf and River Club

John and Sandra Bird, Pelican Sound Golf and River Club

Claudia Merrill, Pelican Sound Golf and River Club

Beth Tarbox, Pelican Sound Golf and River Club

Amanda Lowe, Pelican Sound Golf and River Club Keith Merrill, Pelican Sound Golf and River Club Judith Simms, Pelican Sound Golf and River Club Wendy Tysall, Pelican Sound Golf and River Club Jim Fitzpatrick, Pelican Sound Golf and River Club Donald Vos, Pelican Sound Golf and River Club Richard Montague, Pelican Sound Golf and River Club Mark Williamson, Pelican Sound Golf and River Club Duane Maslowski, Pelican Sound Golf and River Club Jim Miller, Pelican Sound Golf and River Club Letitia Chafin, Pelican Sound Golf and River Club Linda Eugster, Pelican Sound Golf and River Club Walter Savage, Pelican Sound Golf and River Club Judith NcNally, Pelican Sound Golf and River Club Julie Sirianni, Pelican Sound Golf and River Club Maureen Traverse, Pelican Sound Golf and River Club Joseph Lucas, Pelican Sound Golf and River Club John David Sabine, Pelican Sound Golf and River Club Sara Jackson, Pelican Sound Golf and River Club Susan Hansen, Pelican Sound Golf and River Club John Sirianni, Pelican Sound Golf and River Club Terese Helberg, Pelican Sound Golf and River Club Jay Ralston, Pelican Sound Golf and River Club Arnold Mantilia, Pelican Sound Golf and River Club Christine Mantilia, Pelican Sound Golf and River Club John Murphy, Pelican Sound Golf and River Club Vern Silver, Pelican Sound Golf and River Club Ken Stewart, Pelican Sound Golf and River Club James Billett, Pelican Sound Golf and River Club Donald Michael Brown, Pelican Sound Golf and River Club Paul Kikendall, Pelican Sound Golf and River Club Gail Wilkes, Pelican Sound Golf and River Club Gail Eulenstein, Pelican Sound Golf and River Club Maureen O'Brien, Pelican Sound Golf and River Club Rob Ballweber, Pelican Sound Golf and River Club Linda Damlich, Pelican Sound Golf and River Club Cynthia Gilchrist, Pelican Sound Golf and River Club Jim and Elaine McGivern, Pelican Sound Golf and River Club Jacklyn Hagernbach, Pelican Sound Golf and River Club Lee Hook, Pelican Sound Golf and River Club Robert Damore, Pelican Sound Golf and River Club Paul Litzinger, Pelican Sound Golf and River Club Gary Rodgers, Pelican Sound Golf and River Club Martha Burke, Pelican Sound Golf and River Club Merton Becker, Pelican Sound Golf and River Club Marilyn Endicott, Pelican Sound Golf and River Club Elaine Cosanitino, Pelican Sound Golf and River Club Jeffrey Grimley, Pelican Sound Golf and River Club Julie Grimley, Pelican Sound Golf and River Club Mark Kilian, Pelican Sound Golf and River Club

Gerald Tortorelli, Pelican Sound Golf and River Club Missy Wright, Pelican Sound Golf and River Club Tom Werner, Pelican Sound Golf and River Club Bill Wright, Pelican Sound Golf and River Club Pat Bawolek, Pelican Sound Golf and River Club Paul Duffell, Pelican Sound Golf and River Club Leigh Bowsher, Pelican Sound Golf and River Club John Simms, Pelican Sound Golf and River Club Gary Foster, Pelican Sound Golf and River Club Anne-Marie Theophile, Pelican Sound Golf and River Club Phil Holland, Pelican Sound Golf and River Club Paul Finnegan, Pelican Sound Golf and River Club Cheryl Nabholz, Pelican Sound Golf and River Club Christine Burns, Pelican Sound Golf and River Club Scott Carter, Pelican Sound Golf and River Club Susan Mulholland, Pelican Sound Golf and River Club Stacie Franklin, Pelican Sound Golf and River Club Maryellen Klein, Pelican Sound Golf and River Club James Baker, Pelican Sound Golf and River Club Sue Lottridge, Pelican Sound Golf and River Club Lynne Robertson, Pelican Sound Golf and River Club Theresa Bahnick, Pelican Sound Golf and River Club Dan Howell, Pelican Sound Golf and River Club Cindy Forrest, Pelican Sound Golf and River Club Gerald Walsh, Pelican Sound Golf and River Club David Koziol, Pelican Sound Golf and River Club Fernando Carballo, Pelican Sound Golf and River Club Noreen Carballo, Pelican Sound Golf and River Club Bruce Clark, Pelican Sound Golf and River Club Elaine Vail, Pelican Sound Golf and River Club Lisa Kilian, Pelican Sound Golf and River Club Sharon Sefferino, Pelican Sound Golf and River Club Jim Urick, Pelican Sound Golf and River Club Susan Ryan, Pelican Sound Golf and River Club Pat Yozamp, Pelican Sound Golf and River Club Cheryl Coleman, Pelican Sound Golf and River Club Mary Cook, Pelican Sound Golf and River Club Joseph Kafka, Pelican Sound Golf and River Club Susan Field, Pelican Sound Golf and River Club Lillian Hattenbach, Pelican Sound Golf and River Club Michael Molloy, Pelican Sound Golf and River Club James Hemlock, Pelican Sound Golf and River Club Jon Bowsher, Pelican Sound Golf and River Club Rosa Broseman, Pelican Sound Golf and River Club David Vranesich, Pelican Sound Golf and River Club Julie and Chuck Yellig, Pelican Sound Golf and River Club Raymond Ohara, Pelican Sound Golf and River Club Jonathan Hinton, Pelican Sound Golf and River Club Margaret Dressel, Pelican Sound Golf and River Club Janet Ohara, Pelican Sound Golf and River Club

Anne Fries, Pelican Sound Golf and River Club Jerome Rumack, Pelican Sound Golf and River Club Thomas E White, Pelican Sound Golf and River Club Marjorie Simony, Pelican Sound Golf and River Club Beth Schnell, Pelican Sound Golf and River Club Heidi Nielsen, Pelican Sound Golf and River Club David Reglin, Pelican Sound Golf and River Club Margaret Brown, Pelican Sound Golf and River Club Donna Dwyer, Pelican Sound Golf and River Club Kenneth Nielsen, Pelican Sound Golf and River Club Margaret Nielsen, Pelican Sound Golf and River Club George Cheatham, Pelican Sound Golf and River Club Joe Moran, Pelican Sound Golf and River Club Richard Simony, Pelican Sound Golf and River Club Lynde Sorensen, Pelican Sound Golf and River Club Christine Kingsley, Pelican Sound Golf and River Club Mike Ralston, Pelican Sound Golf and River Club Julie Li, Pelican Sound Golf and River Club Lawrence Hannah, Pelican Sound Golf and River Club Debra Heinz, Pelican Sound Golf and River Club Dawn McKee, Pelican Sound Golf and River Club Edward McKee, Pelican Sound Golf and River Club Kelly Mullen, Pelican Sound Golf and River Club Tracy Beers, Pelican Sound Golf and River Club Robert Twonbly, Pelican Sound Golf and River Club Lori Anstine, Pelican Sound Golf and River Club Randall Anstine, Pelican Sound Golf and River Club Kirk Paul Sawbash, Pelican Sound Golf and River Club Michael Downey, Pelican Sound Golf and River Club Steve Ettlinger, Pelican Sound Golf and River Club Greg Glass, Pelican Sound Golf and River Club David Bestg, Pelican Sound Golf and River Club Linda Swabash, Pelican Sound Golf and River Club Sue Michener, Pelican Sound Golf and River Club Richard Murphy, Pelican Sound Golf and River Club Lisa Wisniewski, Pelican Sound Golf and River Club James and Cynda Greenman, Pelican Sound Golf and River Club Ann Ripp, Pelican Sound Golf and River Club Gary Privett, Pelican Sound Golf and River Club Robert Schultz, Pelican Sound Golf and River Club Barbara Schultz, Pelican Sound Golf and River Club Suzy Urick, Pelican Sound Golf and River Club Dale Heinz, Pelican Sound Golf and River Club Ronald Bukovac, Pelican Sound Golf and River Club Lance Burmeister, Pelican Sound Golf and River Club Pete Davis, Pelican Sound Golf and River Club David Koch, Pelican Sound Golf and River Club Lynelle Reney, Pelican Sound Golf and River Club Gloria Elsea, Pelican Sound Golf and River Club Brian Strogny, Pelican Sound Golf and River Club

William Pritchard, Pelican Sound Golf and River Club Robert Hill, Pelican Sound Golf and River Club Ken Pryor, Pelican Sound Golf and River Club Beverly Alwine, Pelican Sound Golf and River Club Richard Thomas, Pelican Sound Golf and River Club Nancie McCusker, Pelican Sound Golf and River Club Joyce Vos, Pelican Sound Golf and River Club Mary Ann Rouleau, Pelican Sound Golf and River Club Bill Schneider, Pelican Sound Golf and River Club Gregg Ripp, Pelican Sound Golf and River Club Steve Hoven, Pelican Sound Golf and River Club Frank Best, Pelican Sound Golf and River Club Patti Mirsberger, Pelican Sound Golf and River Club Willam Horkiy, Pelican Sound Golf and River Club Dennis Zent, Pelican Sound Golf and River Club Michael McCusker, Pelican Sound Golf and River Club Mary Quigley, Pelican Sound Golf and River Club Don Baeolek, Pelican Sound Golf and River Club Gerald Walsh, Pelican Sound Golf and River Club Scott Gallagher, Pelican Sound Golf and River Club Gerald Walsh, Pelican Sound Golf and River Club Thomas Quigley, Pelican Sound Golf and River Club Michael Shields, Pelican Sound Golf and River Club Lisa Lynch, Pelican Sound Golf and River Club Jim Billett, Pelican Sound Golf and River Club Susan Carter, Pelican Sound Golf and River Club Susan Brennan, Pelican Sound Golf and River Club Thomas Lipsky, Pelican Sound Golf and River Club Robert Olsen, Pelican Sound Golf and River Club Mary Grace Gallagher, Pelican Sound Golf and River Club Carol Ralston, Pelican Sound Golf and River Club Paul Peracchio, Pelican Sound Golf and River Club Steven Ender, Pelican Sound Golf and River Club Linda Bassler, Pelican Sound Golf and River Club Susan Denman, Pelican Sound Golf and River Club John Nance, Pelican Sound Golf and River Club Donald Jancin, Pelican Sound Golf and River Club Gary Tilmann, Pelican Sound Golf and River Club John Nance, Pelican Sound Golf and River Club Karen Nay, Pelican Sound Golf and River Club Jean Garfield, Pelican Sound Golf and River Club George Brennan, Pelican Sound Golf and River Club F. Peter Blake, Pelican Sound Golf and River Club Benjamin Bachrach, Pelican Sound Golf and River Club Kurt Blumenthal, Pelican Sound Golf and River Club Joseph Bawolek, Pelican Sound Golf and River Club Gail Herdlein, Pelican Sound Golf and River Club Susan Enlow, Pelican Sound Golf and River Club Claudia Gram, Pelican Sound Golf and River Club Ronald E Podoll, Pelican Sound Golf and River Club

Steven Dahlin, Pelican Sound Golf and River Club James Banks, Pelican Sound Golf and River Club James Rozsypal, Pelican Sound Golf and River Club Diane Siebold, Pelican Sound Golf and River Club

Motion: Motion to approve Ordinance No. 2025-07.

Motion by: Vice Mayor Zalucki **Seconded by:** Councilmember Lopez

Action: Approved Ordinance No. 2025-07.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice

Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

(b) Second Reading Ordinance No. 2025-14 creating legislatively mandated regulations regarding recovery residence accommodation request

An Ordinance of the Village of Estero, Florida, Creating a New Section 4-6 of the Village Land Development Code Regarding Recovery Residences; 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. 2025-14.

Motion by: Councilmember McLain Seconded by: Councilmember Ward

Action: Adopted Ordinance No. 2025-14.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice

Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmember Ward, Vice Mayor Zalucki, and Mayor Ribble

11. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmember Ward

12. VILLAGE MANAGER'S REPORT

None

Adjourn Regular Session at 10:50 am and Convene Workshop Items at 10:50 am

13. WORKSHOPS

(a) Village Wide Traffic Study Report

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Leah Holmes, Johnson Engineering

Council Questions or Comments

Councilmembers Hunt, Ward, and Vice Mayor Zalucki

Public Comments

In Person

Joe Ballerine, Fountain Lakes Scott Stryker, Belle Terra Francisco Figueroa, Estero

eComments

Patrick McGarry, Spring Ridge

- (b) Council Salaries DELETED FROM AGENDA
- (c) BERT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

14. ADJOURNMENT at 11:26 am

Motion by Councilmember McLain

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.