

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

December 3, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community 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, Assistant Community Development Director Christopher Baker, 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 Hunt

Seconded by: Councilmember Fayhee

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

4. CONSENT AGENDA

- (a) November 19, 2025 Village Council Meeting Minutes
- (b) Financial Report for Month ended October 2025

Motion: Motion to approve consent agenda.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Lopez

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

6. ACTIONS

- (a) Resolution No. 2025-27 Reimbursement

A Resolution of the Village Council of the Village of Estero, Florida Regarding Reimbursement of Certain Costs Relating to the Acquisition, Construction and Equipping of Certain Stormwater Utility Improvements, Park and Redevelopment Improvements, Sewer Utility System Improvements, Transportation Related Improvements and/or Park and Recreation Related Improvements Within the Village; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Council Questions or Comments

Councilmember Hunt

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-27.

Motion by: Councilmember Lopez
Seconded by: Councilmember Hunt

Action: Adopted Resolution No. 2025-27.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Resolution No. 2025-28 Amending Resolution No. 2025-20 Updated Community Development Fees

A Resolution of the Village of Estero, Florida, Amending Resolution 2025-20 that Created a New Community Development Department Fee Schedule Including Building, Planning, Zoning and Land Use; Making Related Findings; and Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Christopher Baker, Assistant Community Development Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Resolution No. 2025-28.

Motion by: Councilmember McLain

Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2025-28.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. PUBLIC HEARING NOTICES

- (a)** Resolution No. 2025-24 providing notice of intent to establish non-ad valorem assessment for package plant to central sewer system project for Sunny Grove Park, Inc.

A Resolution of the Village Council of the Village of Estero, Florida, Providing

Notice of Intent to Utilize the Uniform Method of Collecting Non-Ad Valorem Assessments Levied Within the Municipal Boundaries of the Village of Estero for the Decommissioning of the Waste Water Package Facility and Installation of Common Sanitary Sewer Service for Sunny Grove Park, Inc.; Stating the Need for Such Levy; Making Related Findings; Providing for Severability and Providing for an Effective Date.

Staff Presentation/Comments

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

Council Questions or Comments

Councilmembers McLain and Ward

Public Comments

Katie Berkey, Becker & Poliakoff

Motion: Motion to adopt Resolution No 2025-24 and authorize the Village Manager to execute the related Interlocal Agreement with the Lee County Property Appraiser to administer the assessment process.

Motion by: Councilmember Lopez
Seconded by: Councilmember McLain

Action: Adopted Resolution No 2025-24 and authorize the Village Manager to execute the related Interlocal Agreement with the Lee County Property Appraiser to administer the assessment process.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Resolution No. 2025-25 providing notice of intent to establish non-ad valorem assessment for package plant to central sewer system project for Cypress Bend RV Resort.

A Resolution of the Village Council of the Village of Estero, Florida, Providing Notice of Intent to Utilize the Uniform Method of Collecting Non-Ad Valorem Assessments Levied Within the Municipal Boundaries of the Village of Estero for The Decommissioning of the Waste Water Package Facility and Installation of Common Sanitary Sewer Service for Cypress Bend RV Resort; Stating the Need for Such Levy; Making Related Findings; Providing for Severability and Providing for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments

eComment

Kathleen LaTour, Cypress Bend

Public Comments

Mayor Ribble

Motion: Motion to adopt Resolution No. 2025-25 and authorize the Village Manager to execute the related Interlocal Agreement with the Lee County Property Appraiser to administer the assessment process.

Motion by: Councilmember Hunt

Seconded by: Vice Mayor Zalucki

Action: Adopted Resolution No. 2025-25 and authorize the Village Manager to execute the related Interlocal Agreement with the Lee County Property Appraiser to administer the assessment process.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. FIRST READING

- (a) First reading Ordinance No. 2025-16 Creating § 26-1 and Amending § 26-19 of the Village Code Related to Special Assessments

An Ordinance of the Village of Estero, Florida, Creating § 26-1 and Amending §26-19 of the Village Code Related to Special Assessments; 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. 2025-16 on first reading and to schedule a second reading and public hearing for December 17, 2025.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Ward

Action: Adopted Ordinance No. 2025-16 on first reading and to schedule a second reading and public hearing for December 17, 2025

Vote: (Roll Call)

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

Nay:

Abstentions:

9. SECOND READING AND PUBLIC HEARING

- (a)** Second reading for Ordinance No. 2025-13 adopting a new Parks & Recreation Code

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

Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Ordinance No. 2025-13.

Motion by: Councilmember McLain

Seconded by: Councilmember Lopez

Action: Adopted Ordinance No. 2025-13.

Vote: (Roll Call)

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

Nay:

Abstentions:

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

11. VILLAGE ATTORNEY’S REPORT

None

12. VILLAGE MANAGER’S REPORT

None

13. ADJOURNMENT at 10:21 am

Motion by Councilmember Lopez

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](#).