

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

January 21, 2026

VILLAGE COUNCIL REGULAR MEETING

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

December 17, 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, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. LETTERS OF RECOGNITION

- (a)** Sydney Ghannam, Estero High School
- (b)** Trey Bronson, Bonita Springs High School

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda with adding a discussion about the Village Council Meeting on January 7, 2026 during agenda item 10.

Motion by: Councilmember Ward
Seconded by: Councilmember Fayhee

Action: Approved agenda with adding a discussion about the Village Council Meeting on January 7, 2026 during agenda item 10.

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

Berry Freedman, Engage Estero

5. CONSENT AGENDA

(a) December 3, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Hunt

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:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTIONS

(a) 2026 Water Monitoring Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember McLain and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve award of Contract EC 2022-38 Task Authorization 15 to Johnson Engineering to provide water monitoring services for The Village of Estero for \$199,560, approve a \$19,000 contingency for additional services that may be required to complete the project, and

authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

Action: Approved award of Contract EC 2022-38 Task Authorization 15 to Johnson Engineering to provide water monitoring services for The Village of Estero for \$199,560, approve a \$19,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Sunny Grove Utility Extension Project Funding

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Mayor Ribble

Public Comments

Katie Berkey, Sunny Grove

Motion: Motion to approve the Village of Estero providing \$726,777 towards the design, permitting and construction of the Sunny Grove UEP. This equals 25% of the project cost.

Motion by: Councilmember Hunt

Seconded by: Vice Mayor Zalucki

Action: Approved the Village of Estero providing \$726,777 towards the design, permitting and construction of the Sunny Grove UEP. This equals 25% of the project cost.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) Cypress Bend Utility Extension Project Funding

Staff Presentation/Comments

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve the Village of Estero providing \$557,681.00 towards the design, permitting and construction of the Cypress Bend UEP. This equals 25% of the project cost.

Motion by: Councilmember McLain
Councilmember Fayhee

Action: Approved the Village of Estero providing \$557,681.00 towards the design, permitting and construction of the Cypress Bend UEP. This equals 25% of the project cost.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Broadway Ave. West Safety and Drainage Improvements – Design & Permitting Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers Ward, McLain, and Hunt

Public Comments

None

Motion: Motion to approve award of Contract 26010 to CW3 Engineering to provide design and permitting services for the Broadway Ave West Safety & Drainage Improvements project for \$1,638,631.42, approve a \$163,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Motion by: Councilmember Fayhee

Councilmember Ward

Action: Approved award of Contract 26010 to CW3 Engineering to provide design and permitting services for the Broadway Ave West Safety & Drainage Improvements project for \$1,638,631.42, approve a \$163,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) Sport Park Status Update and Guaranteed Maximum Price (GMP) Addendum

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Nico Zepp, Suffolk
Trenton Gaskins, Vieste LLC

Council Questions or Comments

Councilmembers Ward and McLain

Public Comments

None

Motion: Motion to authorize the Village Manager to execute GMP Addendum #1 for contract 25029 for Suffolk Construction to complete Phase 1 site work, infrastructure, and road network for the Village Hub in the amount of \$19,517,575 upon the Manager's determination that the exceptions, qualifications and assumptions submitted by Suffolk are acceptable and may be incorporated into the GMP Addendum and authorize the Village Manager to execute all other documents related to proceeding with construction under the approved GMP Addendum.

Motion by: Vice Mayor Zalucki
Councilmember Lopez

Action: Authorized the Village Manager to execute GMP Addendum #1 for contract 25029 for Suffolk Construction to complete Phase 1 site work, infrastructure, and road network for the Village Hub in the amount of \$19,517,575 upon the Manager's determination that the exceptions, qualifications and assumptions submitted by Suffolk are acceptable and may be incorporated into the GMP Addendum and authorize the Village

Manager to execute all other documents related to proceeding with construction under the approved GMP Addendum.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. FIRST READINGS AND PUBLIC HEARINGS

(a) First Reading of Zoning Ordinance No. 2025-15, 4741 Broadway Avenue West rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions a Rezoning from Agriculture (AG) to Residential Single Family (RSF) For A 0.34+- Acre Triangular Parcel Located at 4741 Broadway W, East of Estero River Heights and the Existing 100-Foot FPL Right of Way and West of Cranbrook Harbor; 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 pass first reading of Ordinance No. 2025-15 and set second reading and public hearing for January 21, 2026.

Motion by: Councilmember Ward

Seconded by: Councilmember Hunt

Action: Passed first reading of Ordinance No. 2025-15 and set second reading and public hearing for January 21, 2026.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) First Reading of Ordinance No. 2025-17 Amending Land Development Code

An Ordinance of the Village of Estero, Florida, Creating § 5-414 (Regarding Perimeter Landscape Buffers) and Amending § 2-502 (Regarding Site Development Obligations) of the Village Land Development Code; 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 Hunt and Ward

Public Comments

Clark McKenzie, Estero

Motion: Motion to adopt Ordinance No. 2025-17 on first reading and to schedule a second reading and public hearing for January 21, 2026.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Adopted Ordinance No. 2025-17 on first reading and to schedule a second reading and public hearing for January 21, 2026.

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 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.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Hunt

Action: Adopted Ordinance No. 2025-16.

Vote: (Roll Call)

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

Nay:

Abstentions:

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Motion: Motion to cancel the January 7, 2026 Village Council Meeting.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Cancelled January 7, 2026 Village Council Meeting.

Vote: (Roll Call)

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

Nay:

Abstentions:

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

11. VILLAGE ATTORNEY'S REPORT

None

12. VILLAGE MANAGER'S REPORT

None

13. ADJOURNMENT at 10:36 am

Motion by Councilmember Lopez

ATTEST:

By: _____

Carol Sacco, CMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____

Joanne Ribble, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).