

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**

**February 4, 2026**

**VILLAGE COUNCIL REGULAR MEETING**

**Village of Estero Council Chambers**

**9401 Corkscrew Palms Circle**

**Estero, FL 33928**

**January 21, 2026 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Worship Leader Drew DiRoma

**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. LETTERS OF RECOGNITION**

- (a)** Kyle Gustave/Estero High School
- (b)** Aiden Jensen /Bonita Springs High School
- (c)** Distinguished Budget Presentation awarded from Government Finance Officers Association (GFOA)

**Staff Presentation/Comments**

Kevin Greenville, Finance Director

### 3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

**Motion:** Motion to approve agenda.

**Motion by:** Councilmember McLain

**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:**

### 4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Mark Olivier, Villages of Country Creek

Gary Israel, Rotary

### 5. CONSENT AGENDA

(a) December 17, 2025 Village Council Meeting Minutes

(b) Financial Reports for Month ended November 2025

**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) Ditch/Swale Cleaning & Maintenance Services Purchase Order

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

Councilmembers Hunt, McLain, and Vice Mayor Zalucki

**Public Comments**

None

**Motion:** Motion to approve award purchase order 26011 for Ditch/Swale Cleaning & Maintenance Services for Village ditches and swales that require annual cleaning to P & T Lawn & Tractor, for an amount not to exceed \$97,500 annually, approve a \$9,000.00 Contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the purchase order and other additional implementing documents on behalf of the Village of Estero Council.

**Motion by:** Vice Mayor Zalucki

**Seconded by:** Councilmember Fayhee

**Action:** Approved award purchase order 26011 for Ditch/Swale Cleaning & Maintenance Services for Village ditches and swales that require annual cleaning to P & T Lawn & Tractor, for an amount not to exceed \$97,500 annually, approve a \$9,000.00 Contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the purchase order and other additional implementing documents 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) Code Enforcement Lien Reduction Request: Truist Bank**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Mary Gibbs, Community Development Director

**Council Questions or Comments**

Councilmember Ward and Vice Mayor Zalucki

**Public Comments**

None

**Motion:** Motion to accept agreed code enforcement lien reduction with payment to be made within 15 days and authorizing staff to file a Release of Lien once payment is made.

**Motion by:** Councilmember Lopez

**Seconded by:** Councilmember Ward

**Action:** Accepted agreed code enforcement lien reduction with payment to be made within 15 days and authorizing staff to file a Release of Lien once payment is made.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

## **8. SECOND READINGS AND PUBLIC HEARINGS**

- (a)** Second 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.

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**

Sandra Cooper, Property Owner

### **Council Questions or Comments**

Councilmembers Hunt, Ward, McLain, and Vice Mayor Zalucki

### **Public Comments**

None

**Motion:** Motion to adopt Ordinance No. 2025-15.

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember Hunt

**Action:** Adopted Ordinance No. 2025-15

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(b) Second 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

Mary Gibbs, Community Development Director

**Council Questions or Comments**

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

**Public Comments**

Mona Abdelall, Genova

**Motion:** Move to approve the continuance of Ordinance No. 2025-17 to the February 4, 2026 Village Council Meeting.

**Motion by:** Vice Mayor Zalucki

**Seconded by:** Councilmember McLain

**Action:** Approved the continuance of Ordinance No. 2025-17 to the February 4, 2026 Village Council Meeting.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Councilmember McLain, Vice Mayor Zalucki, and Mayor Ribble

**10. VILLAGE ATTORNEY'S REPORT**

None

**11. VILLAGE MANAGER'S REPORT**

None

**Adjourn Regular Session at 11:03 am and Convene Workshop Items at 11:03 am**

**12. WORKSHOPS**

**(a) Update on Development Projects in Estero**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
Mary Gibbs, Community Development Director

**Council Questions or Comments**

Councilmembers McLain and Ward

**Public Comments**

None

**(b) Planning Zoning and Design Board Annual Report**

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Council Questions or Comments**

None

**Public Comments**

None

**13. ADJOURNMENT at 11:41 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](#).