

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 18, 2026**  
**VILLAGE COUNCIL REGULAR MEETING**

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

**February 4, 2026 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, Land Use Attorney Nancy Stroud, Community Development Director Mary Gibbs, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

**2. RESOLUTION RECOGNIZING NANCY STROUD 11 YEARS OF SERVICE**

**(a)** Resolution No. 2026-02 Nancy Stroud

A consensus to approve Resolution No. 2026-02.

**3. 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:**

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

##### **eComment**

Nancy Wood, Belle Lago

#### **5. CONSENT AGENDA**

**(a)** January 21, 2026 Village Council Meeting Minutes

**(b)** Financial Reports for Month ended December 2025

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

**Motion by:** Councilmember Ward

**Seconded by:** Councilmember McLain

**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)** Land Use Legal Services Agreement

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

Steve Sarkozy, Village Manager

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

None

##### **Public Comments**

None

**Motion:** Motion to approve agreement 26015 between Village of Estero and Trask Daigneault, LLP, for land use legal services.

**Motion by:** Councilmember Hunt

**Seconded by:** Councilmember Lopez

**Action:** Approved agreement 26015 between Village of Estero and Trask Daigneault, LLP, for land use legal services.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(b) Sherrill Lane and Luettich Lane Right of Way**

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

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

**Public Comments**

None

**Motion:** Motion to accept the quit claim deed for ownership of the Sherrill Lane and Luettich Lane right-of-way in anticipation of constructing the Broadway Avenue West Utility Extension Project..

**Motion by:** Councilmember Fayhee

**Seconded by:** Councilmember Lopez

**Action:** Accepted the quit claim deed for ownership of the Sherrill Lane and Luettich Lane right-of-way in anticipation of constructing the Broadway Avenue West Utility Extension Project.

**Vote:** (Roll Call)

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

**Nay:**

**Abstentions:**

**(c) Resolution No. 2026-03 Adoption of new Employee Benefits Cafeteria Plan and Revising Personnel Policy to permit part-time employee participation in health benefits.**

A Resolution of the Village of Estero, Florida, Adopting a New Employee Benefits Cafeteria Plan; Amending § 3-08 of the Village's Personnel Policy (Regarding Benefits Access) to Coincide With the New Plan Document; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

**Council Questions or Comments**  
Vice Mayor Zalucki, and Mayor Ribble

**Public Comments**  
None

**Motion:** Motion to adopt Resolution 2026-03.

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

**Action:** Adopted Resolution 2026-03.

**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 of Ordinance No. 2025-17 Amending Land Development Code adopting revisions to the Land Development Code regarding landscaping requirements and expiration of development orders.(Continued from January 21, 2026 Village Council meeting)

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 and Ward

**Public Comments**  
None

**Motion:** Move to adopt Ordinance No. 2025-17 with revisions per Village Council direction on January 21, 2026.

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

**Action:** Adopted Ordinance No. 2025-17 with revisions per Village Council direction on January 21, 2026.

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

### **Staff Presentation/Comments**

Robert Eschenfelder, Village Attorney

## **10. VILLAGE ATTORNEY'S REPORT**

Robert Eschenfelder, Village Attorney

### **Council Questions or Comments**

Councilmembers McLain, Lopez, and Mayor Ribble

## **11. VILLAGE MANAGER'S REPORT**

None

**Adjourn Regular Session at 10:20 am and Convene Workshop Items at 10:20 am**

## **12. WORKSHOPS**

**(a)** Village of Estero Water Monitoring update

### **Staff Presentation/Comments**

David Willems, Public Works Director

### **Council Questions or Comments**

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

### **Public Comments**

None

**(b)** Status report on Chick- fil-A Development order

### **Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

### **Council Questions or Comments**

Councilmembers McLain, Lopez, and Vice Mayor Zalucki

### **Public Comments**

None

(c) Code Compliance Mitigation and Payment Update

**Staff Presentation/Comments**

Steve Sarkozy, Village Manager  
Mary Gibbs, Community Development Director  
Robert Eschenfelder, Village Attorney  
Stanley Knight, Code Enforcement Manager

**Council Questions or Comments**

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

**Public Comments**

None

**13. ADJOURNMENT at 11:21 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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