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.

DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING

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

April 1, 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, Public Works Director David Willems, Community Development Director Mary Gibbs, 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 McLain

Action: Approved agenda.

Vote: (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

3. PROCLAMATIONS

(a) Arbor Day
(b) Estero High School Scholar and Merit Awards

a. Merit Award
   - Brooke Avery Lentz (not in attendance)
   - Madelyn Alaine Millette
   - Trista Nicole Timm

b. Scholar Award
   - Anny Gisell Sanchez
   - Avery Teagan Sanchez
   - Blake Stephen Bowers
   - Delaney Ann Felton
   - Dillon Matthew Timm
   - Faaris Irfan Rapati
   - Gianna Rose Del Negro
   - Kein Philip Apker
   - Kevin David Wilson
   - Lucy Grace Riehm (not in attendance)
   - Ryder Able Seluk

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

5. CONSENT AGENDA

(a) March 18, 2026 Village Council Meeting Minutes
(b) Financial Report for Month ended February 2026

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

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) Consideration of a request for a code enforcement lien mitigation (case #

24080004) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
Mary Gibbs, Community Development Director

Presentation/Information by
Kent and Rhonda Sichitano, Owners

Council Questions or Comments
Councilmembers Hunt, McLain, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Public Comments
None

Motion: Motion to accept the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement ($300.19) in consideration of the waiver.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Hunt

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Action: Accepted the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement ($300.19) in consideration of the waiver.

Vote: (Roll Call)
Aye: Councilmembers Hunt, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay: Councilmembers McLain and Ward
Abstentions:

(b) Consideration of a request for a code enforcement lien mitigation (case # 23050015) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
Mary Gibbs, Community Development Director

Presentation/Information by
Kent and Rhonda Sichitano, Owners

Council Questions or Comments
Councilmembers Hunt, McLain, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Public Comments
None

Motion: Motion to accept the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement ($234.60) in consideration of the waiver.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Hunt

Action: Accepted the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement ($234.60) in consideration of the waiver.

Vote: (Roll Call)
Aye: Councilmembers Hunt, Fayhee, Lopez, Vice Mayor Zalucki, and Mayor Ribble.
Nay: Councilmembers McLain and Ward
Abstentions:

8. FIRST READING AND PUBLIC HEARING

(a) Ordinance No. 2026-02 related to condominium and cooperative milestone inspections.

An Ordinance of the Village of Estero, Florida, Creating a New Article II of Chapter 7 of the Village Code Related to Mandatory Condominium and Cooperative Inspections; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
Mary Gibbs, Community Development Director

Council Questions or Comments
Councilmembers Hunt, McLain, and Mayor Ribble

Public Comments
None

Motion: Motion to adopt Ordinance No. 2026-02 on first reading and to schedule a public hearing for April 15, 2026.

Motion by: Councilmember McLain
Seconded by: Councilmember Fayhee

Action: Adopted Ordinance No. 2026-02 on first reading and to schedule a public hearing for April 15, 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) Ordinance No. 2026-01 regarding building code and construction standards

An Ordinance of the Village of Estero, Florida, Creating a New Chapter 7 of the Village Code Regarding Building and Construction; Relocating Certain Provisions of Village Land Development Code § 1-9; and Creating § 7-6 of the Village Code Requiring Concrete Exterior Construction for Certain Structures; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to adopt Ordinance No. 2026-01.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

Action: Adopted Ordinance No. 2026-01.

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 Fayhee, McLain, and Mayor Ribble

11. VILLAGE ATTORNEY'S REPORT

None

12. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Council Questions or Comments
Mayor Ribble

Adjourn Regular Session at 10:35 am and Convene Workshop Items at 10:35 am

13. WORKSHOPS

(a) Vulnerability Assessment Elevations Certificates

Staff Presentation/Comments
Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments
Councilmembers Hunt, McLain, Fayhee, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Public Comments
None

Requesting Council's consensus on the contract amendment in the amount of $70,000 to complete all required elevation certificates within the Special Flood Hazard Area.

14. ADJOURNMENT at 10:51 am

Motion by Councilmember Fayhee

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.