

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**

June 3, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

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 Work Director David Williams, Assistance Community Development Director/Assistant to Village Manager Michael Manning, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. RECOGNITION

(a) Mayor Joanne Ribble - Florida League of Cities Home Rule HERO Award

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

eComment

Brent Smith, Estero

5. CONSENT AGENDA

(a) May 20, 2026 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) Sherrill Lane and Luettich Lane Right of Way Acquisition

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to purchase and accept four quit claim deeds for 30 feet width of right-of-way across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luettich Lane, 20498 Luettich Lane.

Motion by: Councilmember Hunt

Seconded by: Councilmember Ward

Action: Approved purchase and accept four quit claim deeds for 30 feet width of right-of-way across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luettich Lane, 20498 Luettich Lane.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Amendment to BERT MOU

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmember Ward and Mayor Ribble

Public Comments

None

Motion: Motion to approve first amendment to BERT intergovernmental cooperation agreement.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember McLain

Action: Approved first amendment to BERT intergovernmental cooperation agreement.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. FIRST READING AND PUBLIC HEARING

(a) First Reading Ordinance No. 2026-05 the Annual Capital Improvement Program

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2026-2027; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Ward

Public Comments

None

Motion: Motion to Pass first reading of Ordinance No. 2026-05 and set second reading for June 17, 2025.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Passed first reading of Ordinance No. 2026-05 and set second reading for June 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 Ordinance No. 2026-04 Estero Fire District Rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions a Rezoning from AG (Agricultural) and CPD (Commercial Planned Development) to CFPD (Community Facilities Planned Development) for Approximately 9.5 Acres Located on Three Oaks Parkway that Includes the Existing Fire Station; Providing for Severability; and Providing an Effective Date

All audience members and staff providing testimony for the hearing were sworn in by Clerk Sacco.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Rob Eschenfelder, Village Attorney

Presentation/Information by

Dan DeLisi, AICP, Dan DeLisi Inc.

Council Questions or Comments

Councilmember McLain

Public Comments

None

Motion: Motion to adopt Ordinance No. 2026-04.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Adopted Ordinance No. 2026-04.

Vote: (Roll Call)

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

Nay:

Abstentions:

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmember Ward and Mayor Ribble.

11. VILLAGE ATTORNEY'S REPORT

None

12. VILLAGE MANAGER'S REPORT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Carol Sacco, Village Clerk

Adjourn Regular Session at 10:01 am and Convene at 10:01 am Workshop Items

13. WORKSHOPS

(a) Discussion on Conservation Easement "Swap" for West Bay Club

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember Hunt

Public Comments

None

(b) CBIZ Comprehensive Annual Audit for the Fiscal Year

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Branden Lopez, CBIZ

Council Questions or Comments

Councilmember Ward

Public Comments

None

(c) Synovus Bond Issue

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Mickey Johnston, Prag Advisors

Council Questions or Comments

Councilmember Ward

Public Comments

None

14. ADJOURNMENT at 10:29 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](#).