



# City of Marco Island Florida

51 Bald Eagle Drive  
Marco Island, Florida  
cityofmarcoisland.com

## Meeting Agenda - Final

### City Council

*Chair: Greg Folley  
Vice-Chair: Jared Grifoni*

*City Council: Rich Blonna,  
Erik Brechnitz, Becky Irwin,  
Darrin Palumbo, Joe Rola*

*City Manager: Mike McNees  
Assistant City Manager: Casey Lucius  
City Attorney: Alan L. Gabriel  
City Clerk: Joan Taylor*

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Tuesday, September 5, 2023

5:30 PM

Community Meeting Room

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1. *Call to Order*
2. *Roll Call*
3. *Invocation - Reverend Thomas McCulley of New Life Community Church*
4. *Pledge of Allegiance*
5. *Approval of the Agenda*
6. *Public Hearing - Adoption of Tentative FY2023-2024 Millage Rate & Budget*
  - a. [ID 23-3007](#) Resolution - Adopting the Tentative FY2024 Millage Rate - City of Marco Island - Guillermo Polanco, Director, Finance  
  
*Attachments:* [Resolution 23-40](#)  
[DR-420 Marco Island](#)  
[Exhibit A](#)
  - b. [ID 23-3008](#) Resolution - Adopting the Tentative FY2024 Budget - City of Marco Island - Guillermo Polanco, Director, Finance

**Attachments:**     [Resolution 23-41](#)  
                              [EXHIBIT A](#)  
                              [FY24 SPENDING CAP](#)  
                              [FY24 BUDGET SUMMARY](#)  
                              [GENERAL FUND](#)  
                              [SPECIAL REVENUE FUND](#)  
                              [ENTERPRISE FUND](#)  
                              [SAD FUNDS](#)  
                              [INTERNAL SERVICE FUND](#)  
                              [HIDEAWAY BEACH TAX DISTRICT](#)  
                              [GOVERNMENTAL CIP](#)  
                              [FY24 ONE CENT SALES TAX](#)  
                              [WATER & SEWER CIP](#)  
                              [FY24 CONSOLIDATED DEBT SUMMARY](#)  
                              [FY 2024 Department Capital Cover Sheet - Proposed](#)  
                              [FIRE POLICE PENSION FUNDS](#)

- c.     [ID 23-3009](#)     Resolution - Adopting the Tentative FY2024 Millage Rate - Hideaway Beach Special Taxing District - Guillermo Polanco, Director, Finance

**Attachments:**     [Resolution 23-42](#)  
                              [DR-420 Hideaway](#)  
                              [Hideaway Beach Property Tax Map](#)  
                              [Hideaway Meeting Minutes 5-9.23 - Draft](#)

- d.     [ID 23-3010](#)     Resolution - Adopting the Tentative FY2024 Budget - Hideaway Beach Special Taxing District - Guillermo Polanco, Director, Finance

**Attachments:**     [Resolution 23-43](#)

## **7. Approval of the Minutes**

- a.     [ID 23-3022](#)     Approval of the Special-Called Closed Meetings Minutes of August 21, 2023

**Attachments:**     [City Council Special-Called Closed Meeting Minutes of August 21, 2023](#)

- b.     [ID 22-2614](#)     Approval of the City Council Meeting Minutes of August 21, 2023

**Attachments:**     [City Council Meeting Minutes of August 21, 2023](#)

## **8. Approval of Consent Agenda**

[Approval of Consent Agenda passes all routine items listed below.]

- a.     [ID 23-2998](#)     Extension of the Contract #19-034 with Ronald Book, P.A. for Lobbying

Services on Behalf of the City of Marco Island, Florida, before the Florida Legislature for a Three-Year Term, Expiring on September 30, 2026 at an Annual Amount of \$75,000 - Angela Johenning, Purchasing and Risk Manager

**Attachments:** [Professional Services Agreement #19-034](#)

- b. [ID 23-3005](#) Approve a Change Order for TranSystems Corporation in the Amount of \$23,750 - Angela Johenning, Purchasing and Risk Manager

**Attachments:** [Amendment from TranSystems 5-23-23](#)

[Contract #2022-014 Change Order No.2](#)

[Scope of Work Schedule](#)

[Fully Executed Contract #2022-014 - 7-12-22](#)

- c. [ID 23-3004](#) Authorize the City Manager to Issue a Purchase Order to Tom Evans Environmental in the amount of \$116,963.30 for the Purchase of a Peerless Pump Model 16HXB-2 Vertical Turbine Pump with 200HP Motor for the City's North Water Treatment Plant (NWTP) High Service Pump Station (HSPS) - Jeffrey E. Poteet, General Manager, Water & Sewer Department

**Attachments:** [Quote - Tom Evans Environmental - NWTP HSP](#)

[Letter - Tom Evans Environmental - Peerless Pump SS](#)

- d. [ID 23-3034](#) Resolution - Approving of the Appointment of Mr. Phares Heindl to the Waterways Advisory Committee - Joan Taylor, City Clerk

**Attachments:** [Resolution 23-46](#)

[Application](#)

- e. [ID 23-2975](#) Letter to the Collier County Board of Commissioners Requesting Reinstatement of the One-Cent Discretionary Sales Tax - Guillermo A. Polanco, CPA, Director, Finance

**Attachments:** [One Cent Sales Tax Letter](#)

- f. [ID 23-3023](#) Revised Letter of Objection to U.S. Army Corps of Engineers Regarding the Collier County Storm Risk Feasibility Study - Mike McNees, City Manager

**Attachments:** [USACE Letter August 2023](#)

## **9. Proclamations and Presentations**

[ID 23-2747](#) Employee Service Awards:  
Shane Kelley - 5 Years  
Jennifer Williams - 5 Years.

**10. Citizens' comments on agenda items not scheduled for public hearing and items other than those appearing on the agenda. TIME CERTAIN 6:00 P.M. OR AS SOON AS POSSIBLE THEREAFTER**

[Those who have signed in will be given the first opportunity to speak. Time is limited to 4 minutes per speaker and 30 minutes total time for this agenda item.]

**11. Quasi-Judicial Public Hearing**

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon these items, please inform the Clerk by filling out the available sign-up form. An opportunity for persons to speak on the items will be made available after the applicant and staff have made their presentations under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will not be considered. The general public will not be permitted to cross-examine witnesses, but the public may request the Council to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. (Council members to communicate ex-parte communication.)

[ID 23-2997](#) Resolution - Variance Petition Request (VP-23-000181) to Sec.30-245. (3). c., Sec. 30-441. (g). and Sec. 30-485. (d) of the Land Development Code for the Property Located at 790 and 800 Bald Eagle Drive, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Growth Management

**Attachments:** [Resolution 23-44](#)  
[Staff Report](#)  
[Application and Cover Letter](#)  
[Narrative 7-13-23](#)  
[Narrative 5-1-23](#)  
[Plans](#)  
[Letter of Concern - Sand Star Villas](#)  
[Neighborhood Information Meeting Documentation](#)

**12. Ordinances - None**

A. Public Hearings

B. First Readings

**13. Resolutions & City Council Items**

a. [ID 23-3025](#) Resolution - Appointment of a City Councilor to Serve as Chair of the Audit Advisory Committee - Guillermo A. Polanco, CPA, Director, Finance

**Attachments:** [Resolution 23-45](#)

- b. [ID 23-3029](#) Discussion - Award of Contract for Planning Consulting Services to Create a Redevelopment Master Plan for the Old Marco area to Stantec Consulting Services, Inc. in the amount not to Exceed \$65,500. Stantec Consulting Services Inc. Submitted the Highest Rated Proposal - Daniel J. Smith, AICP, Director, Community Affairs

**Attachments:** [Stantec Completed Proposal Response](#)  
[Scoring Worksheet Final - Old Marco](#)  
[Old Marco - Redevelopment Plan Cost Breakdown](#)

- c. [ID 23-3030](#) Discussion - Award of Contract for Planning Consulting Services to Create a Parks and Recreation Master Plan to Perez Planning + Design, LLC. in the Amount of \$90,000. Perez Planning + Design, LLC. Submitted the Highest Rated Proposal - Daniel J. Smith, AICP, Director, Community Affairs

**Attachments:** [Scoring Worksheet Final - Parks and Recreation Master Plan](#)  
[Perez Planning & Design LLC Completed Proposal Response](#)  
[Parks, Open Space, and Recreation Element](#)

- d. [ID 23-3024](#) City Manager's Performance Evaluation

**Attachments:** [Section 4 - Performance Evaluations](#)  
[Compiled Ratings Exhibit B](#)  
[2023 Compiled Ratings - AREAS OF FOCUS](#)  
[Chair Folley 2023](#)  
[Vice Chair Grifoni 2023](#)  
[Councilor Blonna 2023](#)  
[Councilor Brechnitz 2023](#)  
[Councilor Irwin 2023](#)  
[Councilor Palumbo 2023](#)  
[Councilor Rola 2023](#)  
[City Manager McNees 2023 Self Evaluation](#)

#### **14. Items Removed from the Consent Agenda**

#### **15. Council Communications & Future Agenda**

- [ID 22-2615](#) Future Agenda Items

**Attachments:** [Future Agenda](#)

#### **16. Council Reports**

#### **17. City Manager's Report**

**18. City Attorney's Report - None**

**19. Departmental Reports**

[ID 22-2616](#) Monthly Departmental Reports

Attachments: [Public Works](#)  
[Water & Sewer](#)  
[Police](#)

**20. Citizens' Comments**

[4 minutes per individual – Each individual has one opportunity to speak.]

**21. Adjournment**

All interested persons are invited to attend the meeting and participate in the discussion; or, written comments may be sent to the City of Marco Island, 50 Bald Eagle Drive, Marco Island, FL. 34145. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by City Council with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based. ADA Assistance: Anyone needing special assistance at the City Council hearing due to disability should contact the City of Marco Island at (239) 389-5010 at least two days prior thereto if you would like to receive any of the items on the agenda by email. Please contact the City Clerk [jtaylor@cityofmarcoisland.com](mailto:jtaylor@cityofmarcoisland.com) if you would like to receive any of the items on the agenda by email. Any Invocation that may be offered before the official start of the Council meeting shall be voluntary offering of a private citizen, to and for the benefit of the Council. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council is not allowed by law to endorse the religious beliefs or views of this, or any speaker.

#### Marco Island City Council Rules of Decorum

The City of Marco Island is committed to the First Amendment principal of free speech and to full and open discussion of the City's business in open forum. It also recognizes that in order to ensure meetings of the City Council are conducted in a manner that allows the business of the City to be effectively conducted, and ensures that members of the public can be heard in a fair, impartial and respectful manner, that reasonable rules based on time, place, and manner of that speech are in order. The members of the Marco Island City Council, employees of the City of Marco Island, and citizen participants are expected to reflect proper decorum and treat each other with courtesy and respect as follows:

The City Council Chair is in control of the meeting at all times. The Chair is granted wide discretion to interpret and enforce these rules of decorum and other City Council Policies and Procedures.

When recognized by the Chair, citizen participants will address all comments to the Chair, speaking from the designated podium. No individual shall make slanderous, disparaging or unduly repetitive remarks.

Only those persons who have signed for a particular item of business will be given the opportunity to speak. Exceptions may be granted at the sole discretion of the Chair.

Demonstrations in the form of clapping, applauding, heckling or other verbal outbursts in support or in opposition to a speaker during his or her remarks are not permitted. Such demonstrations between speakers may be further limited by the Chair should they serve to disrupt the orderly conduct of the meeting.

For the safety of all in the chambers, signs, placards, or anything blocking sightlines, entrances, exits or aisles in the City Council Chambers are not permitted. No more than one person may stand in the aisles or at the dais. Individuals waiting to be recognized shall wait in an area designated by the City. Persons exiting the council chambers shall do so quietly.

Anyone who violates these Rules of Decorum may forfeit their right to speak and may be asked to leave or cease their public comment at the discretion of the Chair.

#### Citizen Comment on Consent Agenda Items

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion. If discussion is desired by the Council, the item(s) will be removed from the Consent Agenda and will be considered separately. Anyone wishing to comment on any item

on the Consent Agenda should submit a Speakers Request Card before these item(s) are considered. Each speaker is limited to three (3) minutes on any item removed from the Consent Agenda.