

City of Marco Island Florida

*51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com*



Meeting Minutes - Draft

Monday, August 18, 2025

5:30 PM

Community Meeting Room

City Council

Chair: Erik Brechnitz

Vice-Chair: Stephen Gray

***City Council: Rene Champagne,
Tamara Goehler, Deb Henry,
Darrin Palumbo, Bonita Schwan***

City Manager: Mike McNees

Assistant City Manager: Casey Lucius

City Attorney: Alan L. Gabriel

City Clerk: Joan Taylor

1. Call to Order

Vice-Chair Gray called the meeting to order at 5:31 P.M.

2. Roll Call

Present: 6 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo and Councilor Schwan

Not Present: 1 - Chair Brechnitz

(Note: Chair Brechnitz arrived and assumed leadership of the meeting from Vice-Chair Gray at 5:46 P.M.)

Also Present

*Michael McNees, City Manager
Casey Lucius, Assistant City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Tracy Frazzano, Police Chief
Chris Byrne, Fire Chief
Sharon Dangles, Acting Finance Director
Daniel J. Smith, Community Affairs Director
Jose Duran, Information Technology Director
Jeff Poteet, Water & Sewer General Manager
Sonia Iszler, Water & Sewer Engineering & Operations Manager
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors*

3. Invocation

Offered the Reverend Scott Kerens of the Marco Presbyterian Church.

4. Pledge of Allegiance

Led by Vice-Chair Gray.

5. Approval of the Agenda

MOTION by Councilor Palumbo, seconded by Councilor Schwan, that the Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 6 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo and Councilor Schwan

Not Present: 1 - Chair Brechnitz

6. Approval of the Minutes

[ID 25-4185](#) Approval of the City Council Meeting Minutes of August 4, 2025

Attachments: [City Council Meeting Minutes of August 4, 2025](#)

MOTION by Councilor Schwan, seconded by Councilor Champagne, that the City Council Meeting Minutes of August 4, 2025 be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 6 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo and Councilor Schwan

Not Present: 1 - Chair Brechnitz

7. Approval of Consent Agenda

Councilor Schwan requested that Items 7b. (Execute a Change Order to American Design Engineering Construction, Inc.) and 7c. (Approving the Appointment of Greg Folley to Serve on the Board of Directors of the City of Marco Island Community Parks Foundation) be removed from the Consent Agenda.

[Editorial Note: the record of the Council's decisions on these two items are now reflected in these Minutes under Agenda Item 16 (Items Removed From the Consent Agenda)]

MOTION by Councilor Palumbo, seconded by Councilor Henry, that the Consent Agenda be Approved as Amended. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo and Councilor Schwan

Not Present: 1 - Chair Brechnitz

[Approval of the Consent Agenda Passed the Routine Item Listed Below]

- a. [ID 25-4590](#) Authorize the City Manager to Approve Payment for Emergency Sewer Repair on North Collier Boulevard, Performed by Titan Concrete & Utilities, in the Amount of \$80,824.46 - Jeffrey E. Poteet, General Manager, Water & Sewer Department

Attachments: [Titan Concrete & Utilities Inc. Invoice 25075](#)
[Emergency Repair Consent](#)
[Emergency Repair Procurement](#)
[Titan Concrete & Utilities Proposal](#)

8. Proclamations and Presentations

None.

9. Citizens' Comments on Items Not Scheduled for Public Hearing and Items Other Than Those Appearing on the Agenda

Mr. Ken Honecker (Dorando Ct.) expanded upon his comments offered during Citizens' Comments (Agenda Item 9) at the City Council's August 4, 2025 meeting. He amended certain understandings and confirmed others regarding Florida state law and the calculation of the City's annual spending cap.

Ms. Shelli Connelly (Covewood Ct.) requested that the Council consider reviewing and modifying the existing prohibitions on swale parking between the hours of 2:00 A.M. and 6:00 A.M. as contained in Marco Island Ordinance 04-12, Section 7.

Mr. Chris Koch (Dogwood Dr.) echoed support of Ms. Connelly's request, and he cited his reasons for

requesting a change to Ordinance 04-12.

Mr. Rick Woodworth (N. Barfield Dr.) raised concern with the anticipated useful battery life and cost of replacements for the Advanced Metering Infrastructure (AMI) water meters approved by the Council at its June 2, 2025 meeting (Agenda Item 15b).

10. City Manager's Report

[ID 25-4638](#) City Manager's Report

Attachments: [City Manager's Report](#)

City Manager Mike McNees reported that his weekly Friday morning "Open Forums with the City Manager" sessions with members of the public have resulted in constructive dialogue and an opportunity to address citizen concerns.

Mr. McNees also advised the Council that he anticipates bringing forward a revised road impact fee agreement with Collier County for the Council's approval soon.

11. City Attorney's Report

[ID 25-4187](#) City Attorney's Report

Attachments: [City Attorney](#)

City Attorney Alan Gabriel reported that the City had received full payment of the \$7,800.00 fine mitigation amount approved by the Council relative to the City of Marco Island v. Artesian Pool Construction, Inc. case.

City Attorney Gabriel further reported that the City had received \$4,000.00 of the agreed-upon \$12,700.00 mitigation amount approved by the Council in the City of Marco Island v. Uooligan Marco Island Real Estate, LLC case. The remainder of the outstanding mitigation amount is expected to be paid on or before October 7, 2025.

[Editorial Note: both mitigation amounts were approved by the Council at its July 21, 2025 meeting (Agenda Item 11 (City Attorney's Report))]

12. Departmental Reports

[ID 25-4188](#) Monthly Departmental Reports

Attachments: [Finance](#)

[Budget Flash Report - Period Ending 6-30-25](#)

[Internal Services](#)

[Community Affairs](#)

[Fire-Rescue](#)

Vice-Chair Gray inquired of Assistant City Manager Casey Lucius the anticipated employment commencement date for the City's new Human Resource Director.

13. Quasi-Judicial Public Hearing

[ID 25-4557](#) Resolution - Variance Petition (VP-24-000249) Request to Sec. 30-441(g), Landscape Buffer Width for Property Located at 750 Bald Eagle Drive, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [Resolution 25-36](#)
[Staff Report](#)
[Cover Letter](#)
[Application](#)
[SDP Plans](#)
[Landscape Plans](#)
[Letters of Concern](#)
[NIMS No Attendance Letter](#)
[Notice of Publication](#)

City Clerk Joan Taylor read Resolution 25-36 into the record by title only.

City Attorney Alan Gabriel swore in all parties who indicated an intention to provide witness or testimony, and each Council member conveyed a verbal ex parte disclosure related to the Applicant's Appeal.

[Editorial Note: Chair Brechnitz's ex parte disclosure was conveyed upon his arrival to the proceedings shortly after 5:46 P.M. He assumed leadership of the meeting from Vice-Chair Gray during this Quasi-Judicial Public Hearing]

Marco Island Community Affairs Director Daniel Smith outlined the nature and the reason for the proposed variance.

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Henry, that Resolution 25-36 - Variance Petition Request VP-24-000249, Landscape Buffer Width Modification, for the Property Located at 750 Bald Eagle Drive, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo, Councilor Schwan and Chair Brechnitz

14. Ordinances

A. Public Hearings

[ID 25-4615](#) Ordinance - Second Reading - Amending Ordinance 04-18 Relating to the Electric Franchise Fee Granted to Lee County Electric Cooperative (LCEC) to Establish the Franchise Fee Payable to the City for Fiscal Year 2026 at 3%, Casey Lucius, Ph.D., Assistant City Manager

Attachments: [Ordinance 25-07](#)
[LCEC Franchise Fee Document](#)
[Affidavit of Legal Notice](#)

City Clerk Joan Taylor read Ordinance 25-07 into the record by title only.

Assistant City Manager Casey Lucius briefly recounted the history of Ordinance 04-18, and she outlined the expected annual revenue to be gained from the approval of this amended Ordinance.

The following members of the public came forward to voice their opposition to the proposed amendment:

- 1) Mr. Ken Honecker (Dorando Ct.)*
- 2) Mr. John Aguis (S. Heathwood Dr.)*
- 3) Mr. John Martini (Nassau Ct.)*

MOTION by Councilor Henry, seconded by Councilor Schwan, that Ordinance 25-07 - Amending Ordinance 04-18 to the Electric Franchise Fee Granted to Lee County Electric Cooperative (LCEC) to Establish the Franchise Fee Payable to the City of Marco Island at 3.0% for Fiscal Year 2026, be Approved on Second Reading. MOTION FAILED BY THE FOLLOWING COUNCIL VOTE:

Yes: 3 - Councilor Champagne, Councilor Henry and Councilor Schwan

No: 4 - Councilor Goehler, Vice-Chair Gray, Councilor Palumbo and Chair Brechnitz

B. First Readings

[ID 25-4608](#) Ordinance - First Reading - Change to Section 30-62 - Amendment Procedures, Sub-Section(f)(s), Public Notice Procedures, Replacing Certified Mail as a Requirement for Public Notice to First Class Mail in the Land Development Code (LDC) - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management Department

Attachments: [Ordinance 25-08](#)
[Staff Report](#)

City Clerk Joan Taylor read Ordinance 25-08 into the record by title only.

Marco Island Community Affairs Director Daniel Smith recounted the genesis of this proposal for the Council's benefit.

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Henry, that Ordinance 25-08 - Change to Section 30-62 - Amendment Procedures, Sub-Section (F)(S), Public Notice Procedures, Replacing Certified Mail as a Requirement for Public Notice to First Class Mail in the Land Development Code (LDC), be Approved on First Reading. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo, Councilor Schwan and Chair Brechnitz

15. Resolutions & City Council Items

- a. [ID 25-4611](#) Resolution - Implementation of a Convenience Fee on Credit/Debit Card and Electronic Payment Transactions - Sharon Dangles, Interim Finance Director

Attachments: [Resolution 25-37](#)

City Clerk Joan Taylor read Resolution 25-37 into the record by title only.

Acting City Finance Director Sharon Dangles detailed the specific fee for each type of transaction as proposed by this Resolution, and she addressed several questions from members of the Council.

The following members of the public came forward to offer considerations and perspectives for the Council's consideration:

- 1) Mr. Doug Janowicz (Caxambas Dr.)
- 2) Mr. Ken Honecker (Dorando Ct.)

MOTION by Councilor Palumbo, seconded by Vice-Chair Gray, that Resolution 25-37 - Implementing of a Convenience Fee on Credit/Debit Card, and Electronic Payment Transactions, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo, Councilor Schwan and Chair Brechnitz

- b. [ID 25-4625](#) Ratify the Approval of Change Order #1 to American Design Engineering Construction, Inc. for the City Hall Annex Second Floor Reconfiguration Project in the Amount of \$193,421.00 - Jeffrey E. Poteet, General Manager, Water & Sewer Department

Attachments: [Change Order No. 01 Executed](#)
[Change Order No. 02 Executed](#)
[Change Order No. 03 Executed](#)
[Change Order No. 04 Executed](#)

Marco Island Water & Sewer General Manager Jeff Poteet outlined the situation and the conditions that gave rise to this after-the-fact approval request, and he responded to a number of questions from members of the Council.

Public Comment

Mr. Brad Henson (Marco Island resident) encouraged the Council to consider the effects of a retroactive approval of an expenditure of this size on the City and its residents.

MOTION by Councilor Palumbo, seconded by Councilor Schwan, that the after-the-fact ratification of Change Order #1 to American Design Engineering Construction, Inc. for the City Hall Annex Second Floor Reconfiguration Project in the amount of \$193,421.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 4 - Councilor Champagne, Councilor Henry, Councilor Palumbo and Councilor Schwan

No: 3 - Councilor Goehler, Vice-Chair Gray and Chair Brechnitz

c. [ID 25-4572](#) 2026 Legislative Priorities - Casey Lucius, Ph.D., Assistant City Manager

Attachments: [2026 Marco Island Legislative Initiatives to Council](#)

Assistant City Manager Casey Lucius outlined the reason for proposing a single legislative priority for funding by the Florida State Legislature during the 2026 Legislative Session, along with a formal request by the City of Marco Island to members of the State Legislature to maintain the current State property tax method and exemption status structure for funding municipal operations and thereby protecting Local Home Rule.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Councilor Palumbo, that the proposed City of Marco Island Legislative Priorities for the 2026 Florida Legislative Session be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo, Councilor Schwan and Chair Brechnitz

16. Items Removed from the Consent Agenda

7b. [ID 25-4616](#) Authorize the City Manager to Execute a Change Order to American Design Engineering Construction, Inc. for the City Hall Annex Second Floor Reconfiguration Project in the Amount of \$53,012.21 - Jeffrey E. Poteet, General Manager, Water & Sewer Department

Attachments: [ADEC Construction Change Order](#)

Marco Island Water & Sewer General Manager Jeff Poteet outlined the reason for the proposed Change Order, and he addressed several questions from members of the Council.

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Henry, that Authorization of the City Manager to execute a Change Order to American Design Engineering Construction, Inc. for the City Hall Annex Second Floor Reconfiguration Project in the amount of \$53,012.21, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo, Councilor Schwan and Chair Brechnitz

7c. [ID 25-4629](#) Resolution - Approving of the Appointment of Greg Folley to Serve on the Board of Directors of the City of Marco Island Community Parks Foundation, nominated by City Council Chairman Erik Brechnitz- Joan Taylor, City Clerk

Attachments: [Resolution 25-38](#)

[Articles of Incorporation - Marco Island Community Parks Foundation](#)

[Greg Folley Application](#)

City Clerk Joan Taylor read Resolution 25-38 into the record by title only.

Councilor Bonita Schwan cited several provisions in the Articles of Incorporation for the Marco Island Community Parks Foundation that had not been adhered to over the past four years of that Foundation's existence, and she requested that the current Foundation Board Members prepare a report to the Council for review at the Council's September 8, 2025 meeting.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Vice-Chair Gray, that consideration of Resolution 25-38 - Approving the appointment of Greg Folley to serve on the Board of Directors of the Marco Island Community Parks Foundation be postponed to the City Council's September 8, 2025 meeting. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Champagne, Councilor Goehler, Vice-Chair Gray, Councilor Henry, Councilor Palumbo, Councilor Schwan and Chair Brechnitz

17. Council Communications & Future Agenda

Councilor Goehler complimented her colleague City Councilor Rene Champagne, local business owner Joey Oliverio, and members of Marco Island Youth Baseball, Inc. for their success in renovating the playing field on the grounds of Tommie Barfield Elementary School.

Councilor Henry requested that an item be added to the Council's Future Agenda (see next page), and she offered her perspective on the impact of the Council's potential increase to the City's property tax millage rate for Fiscal Year 2026 relative to the amount of taxes collected from individual Marco Island home owners to fund the County's public schools annually.

She also recognized the success of the August 16th Bicycle/E-Bike Safety "Rodeo" hosted by the Marco Island Police Department, as well as the success of the Marco Island Police Department Awards Ceremony that was conducted on August 8th.

Councilor Henry concluded by encouraging members of the public to be aware of, and support, the five upcoming Golf Outings scheduled between mid-August and mid-October sponsored by various organizations on Marco Island, as well as the next Meals of Hope Happy Hour Event scheduled for Monday, August 25th.

Councilor Palumbo commented on the growth of the Collier County School Board budget over the past several years. He also: 1) encouraged his colleague City Councilors to read "The Last Paradise: the Building of Marco Island"; 2) indicated his intention to bring forward a discussion and perspective on the Tract K controversy that engaged the Marco Island community more than 10 years ago, and; 3) complimented Chair Brechnitz for resurrecting the activities of the Marco Island Community Parks Foundation to help fund improvements for the City's parks and recreational facilities.

Councilor Schwan reminded the Council of its recent discussions regarding potentially reconsidering the number and the direction of the City's volunteer Committees, and she requested that this be placed on the September 22, 2025 City Council Agenda for discussion.

Vice-Chair Gray reiterated his intention to bring forward a near-term review and discussion of the City's existing Noise Ordinance, along with proposals to ensure continued community safety within Marco

Island's parks and recreational facilities.

[ID 25-4186](#) Future Agenda Items

Attachments: [Future Agenda](#)

City Manager McNeese advised the Council that a revised agreement with Collier County on road impact fees will be forthcoming on a Future Agenda of the City Council (see City Manager's Report - Agenda Item 10 in these Minutes).

Councilor Henry requested that a review of Marco Island Ordinance 04-12 be added to the Council's Future Agenda.

Councilor Schwan requested that a discussion of the number and the direction of the City's volunteer Committees be placed on a near-term Future Agenda of the City Council.

18. Council Reports

a. [ID 25-4613](#) Electronic Tolling System for Marco Island Bridges - Councilor Tamara Goehler

Councilor Goehler briefly outlined her reasons for originally requesting that a discussion of this topic be reviewed with the Council. After further investigation, and in consideration of new insight that she gained from that effort, Councilor Goehler withdrew her proposal that the Council consider the exploration of imposing tolls on residents and visitors to the Island.

Given Councilor Goehler's withdrawal of this discussion, members of the public who registered to comment on this proposal withdrew their requests to address the Council.

b. [ID 25-4612](#) Discussion - Invitation for DOGE (Department of Government Efficiency) to Audit City Operations - Chairman Erik Brechnitz

Chair Brechnitz summarized the results of his discussions with representatives of the State's DOGE (Department of Government Efficiency) team. He recommended that the Council support the City's extension of an invitation to the Florida DOGE team to assess the efficiency of the City's operations at no monetary cost to the City.

All members of the Council engaged in a sharing of perspectives on this proposal. Several members of the Council suggested that the capabilities and the skill sets of the current members of the City's Audit Advisory Committee might be employed more quickly than a Florida DOGE review in such an assessment effort.

The following members of the public came forward to share their thoughts:

- 1) Mr. Brad Henson (Marco Island resident)*
- 2) Mr. John Martini (Nassau Ct.)*
- 3) Mr. David Boggs (Delbrook Way)*

Chair Brechnitz solicited and received Council consensus to extend an invitation to the Florida DOGE Team to schedule an assessment of some portion of the City of Marco Island's operations in the near future. A determination of the desired Scope of Work for this effort will be addressed by the Council at a future date.

19. Citizens' Comments

No members of the public came forward to offer comment during this portion of the meeting.

20. Adjournment

There being no further business before the Council, Chair Brechnitz adjourned the meeting at 8:21 P.M.

Erik Brechnitz, Council Chair

ATTEST:

Joan Taylor, City Clerk

PREPARED BY:

Jim Kornas, Recording Specialist