

City of Marco Island Florida

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



Meeting Minutes - Draft

Monday, July 20, 2026

5:30 PM

Community Meeting Room

City Council

*Chair: Darrin Palumbo
Vice-Chair: Rene Champagne*

*City Council: Kevin Dohm,
Tamara Goehler, Stephen Gray,
Deb Henry, Bonita Schwan*

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

1. Call to Order

Chair Palumbo called the meeting to order at 5:30 P.M., and he briefly highlighted the City Council Rules of Decorum for all present.

2. Roll Call

Present: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

Also Present

Casey Lucius, City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Joe Belardo, Interim Police Chief
Chris Byrne, Fire Chief
Marcia Saulo, Finance Director
Daniel J. Smith, Community Affairs Director
Justin Martin, Public Works Director
Diana Snover, Human Resources Director
Jeff Poteet, Water & Sewer General Manager
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors

3. Invocation

Offered by the Reverend James Thelen of the Marco Lutheran Church.

4. Pledge of Allegiance

Led by Councilor Dohm.

5. Approval of the Agenda

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

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

6. Approval of the Minutes

[ID 26-5524](#) Approval of the City Council Meeting Minutes of July 6, 2026

Attachments: [City Council Meeting Minutes of July 6, 2026](#)

MOTION by Councilor Henry, seconded by Councilor Goehler, that the City Council Meeting Minutes of July 6, 2026 be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7. Approval of the Consent Agenda

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

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

[Approval of the Consent Agenda Passed All Routine Items Listed Below]

- a. [ID 26-5501](#) Resolution - Amending Existing Fees for the Parks & Recreation Farmers Market - Samantha Malloy, Manager of Parks, Culture & Recreation
Attachments: [RESOLUTION 26-31](#)
- b. [ID 26-5534](#) Authorize the City Manager to Issue a Purchase Order to Titan Concrete & Utilities, Inc. for the Stormwater Pipe and Sidewalk Replacement at 742 Pelican Court in the Amount of \$94,547.58 Utilizing the City's Public Infrastructure Construction Services Contract - Justin Martin, P.E., Director, Public Works
Attachments: [Titan Concrete & Utilities, Inc. Estimate](#)
- c. [ID 26-5538](#) Authorize the City Manager to Issue a Purchase Order to DN Higgins, Inc. for the Installation of a Sanitary Sewer Service Lateral at 839 Inlet Drive in the Amount of \$56,380.00 - Jeffrey E. Poteet, General Manager, Water & Sewer Department.
Attachments: [DN Higgins Sewer Lateral Connection Proposal](#)

8. Proclamations and Presentations

- a. [ID 26-5530](#) Employee of the Second Quarter
Water & Sewer Department Project Manager Heather Smith was recognized by the City Council and Staff as the City's "Employee of the Quarter" for Q2, 2026. City of Marco Island Human Resources Director Diana Snover shared a brief overview of Ms. Smith's contributions to the City.
- b. [ID 26-5550](#) Presentation - City of Marco 2026 Traffic Count Report - Daniel J. Smith, AICP, Director- Community Affairs - Growth Management
Attachments: [City of Marco 2026 Traffic Count Report](#)
City of Marco Island Community Affairs Director Daniel Smith introduced Mr. Josh Hildebrand and Ms. Leah Holmes of Apex, Inc. to review the results of the "City of Marco Island 2026 Traffic Count Report" that was conducted early in calendar year 2026.
Mr. Hildebrand and Ms. Holmes addressed a number of questions from members of the Council
No members of the public came forward to offer comment.

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

Mr. Elliott Mascoop (6th Ave.) expressed his support for the Marco Island Police Department (MIPD), and he encouraged the Council to continue to appropriately resource the MIPD's operations in the years ahead.

Mr. Anthony Oliverio (Olds Ct.), in recognition of Mr. Mascoop's comments, offered his support of the Marco Island Police Department as well. Additionally, Mr. Oliverio, in follow-up to a recommendation that he received during a previous City Council Meeting, presented a check to Mr. Keith Alter, President of the Jewish Congregation of Marco Island, to assist with the maintenance of the Congregation's burial sites at the Marco Island Cemetery.

10. City Manager's Report

[ID 26-5523](#) City Manager's Report

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

City Manager Casey Lucius offered no verbal update to augment her written "City Manager - City Council Report" of July 20, 2026.

Councilor Henry attended the presentation by City Manager Lucius to the Marco Island Sunrise Rotary that Ms. Lucius noted in her report, and she complimented Ms. Lucius on her ongoing community outreach efforts.

Chair Palumbo noted the reference in Ms. Lucius' written report regarding the Marco Island's Accreditation Coordinator, and he enumerated several benefits to the Marco Island community in having an accredited police force protecting and serving the community.

No members of the public came forward to offer comment.

11. City Attorney's Report

[ID 26-5525](#) City Attorney's Report

Attachments: [City Attorney Report](#)

City Attorney Alan Gabriel highlighted the Code Enforcement Foreclosure of Liens detail that he noted in his July 10, 2026 written report, and he identified a third property address that would be included in his next "City Attorney Matter Review" memo to the Council.

City Attorney Gabriel also briefly referenced the Florida Land Use and Environmental Dispute Resolution Act case that was noted on Page 5 of his July 10, 2026 "City Attorney Matter Review" Memorandum, and he confirmed an August 17, 2026 closed-door attorney session with the City Council as initially communicated at the Council's July 6, 2026 Meeting (see the 7/6/26 Minutes for Agenda Item 11).

No members of the public came forward to offer comment.

12. Departmental Reports

[ID 26-5489](#) Monthly Departmental Reports

Attachments: [Finance](#)
[Community Affairs](#)
[Fire-Rescue](#)

Councilor Gray queried Marco Island Fire Rescue Chief Chris Byrne on the administration of mandatory fire inspections of short term rental residential properties by other local southwest Florida jurisdictions.

Chair Palumbo briefly highlighted his recent discussions with Chief Byrne on enhancing the Fire Rescue Department's responsiveness on the south end of the Island.

13. Quasi-Judicial Public Hearing

None.

14. Ordinances

None.

15. Resolutions & City Council Items

- a. [ID 26-5539](#) Authorize the City Manager to Award a Contract to Rycon Construction, Inc. for the Construction of the Public Works Facility, Public Works Covered Open Storage Structure, and Associated Site Improvements in the Amount of \$2,450,749 - Justin Martin, P.E., Director, Public Works

Attachments: [ITB 2026-010 Bid Tab](#)
[Rycon Construction, Inc.](#)

City of Marco Island Public Works Director Justin Martin outlined the history of the temporary office structures on the grounds of the South Water Treatment Plant (SWTP), and he shared the details of the bid solicitation effort and the plans for the execution of the project that was originally approved by the Marco Island City Council in 2024.

Mr. Michael Josephs (Wintergreen Ct.) praised the bid solicitation effort and the City's successful receipt of twelve contractor proposals to execute the planned project.

MOTION by Chair Palumbo, seconded by Councilor Schwan, that authorization of the City Manager to award a contract to Rycon Construction, Inc. for the construction of the Public Works Facility, Public Works Covered Open Storage Structure, and associated site improvements in the amount of \$2,450,749, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

- b. [ID 26-5537](#) Resolution - Authorizing the City Manager to Execute a Locally Funded Agreement (LFA), a Three Party Escrow Agreement (TPEA), and a Transportation System Post Project Maintenance Agreement (TSPMA) between the Florida Department of Transportation (FDOT), the City of Marco Island, and the State of Florida, Department of Financial Services for the Demolition, Reconstruction, and Maintenance of the Caxambas Court Bridge over Roberts Bay (Bridge No. 034112), FDOT Financial

Project Nos. 445460-1-52-01 and 445460-1-62-01/08, with the City of Marco Island's Financial Obligation of \$3,397,181 - Justin Martin, P.E., Director, Public Works.

Attachments: [RESOLUTION 26-32](#)

[EXHIBIT A](#)

[EXHIBIT B](#)

[EXHIBIT C](#)

Marco Island City Clerk Joan Taylor read Resolutionn 26-32 into the record by title only.

City of Marco Island Public Works Director Justin Martin explained: 1) the rationale for the three proposed Agreements; 2) the specific amounts of the City's available funding sources proposed to be applied to the project, and; 3) the City's financial obligation assumed under the proposed Agreements.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Vice-Chair Champagne, that authorization of the City Manager to execute a Locally-Funded Agreement (LFA), a Three Party Escrow Agreement (TPEA), and a Transportation System Post Project Maintenance Agreement (TSPMA) between the Florida Department of Transportation (FDOT), the City of Marco Island, and the State of Florida, Department of Financial Services, for the demolition, reconstruction, and maintenance of the Caxambas Court Bridge over Roberts Bay (Bridge No. 034112), FDOT Financial Project Nos. 445460-1-52-01 and 445460-1-62-01/08 with the City of Marco Island's financial obligation of \$3,397,181, be Approved.

MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

- c. [ID 26-5503](#) Resolution - Authorizing the City Manager to Execute a Utility Construction Agreement with the Florida Department of Transportation (FDOT) Highway Contractor (Financial Project No. 445460-1-56-01) and A Three-Party Escrow Agreement with the FDOT and the State of Florida, Department of Financial Services, and the City of Marco Island for the Relocation of Its Water and Sewer Mains within the Limits of FPID 445460-1-52-01 Caxambas Court / Roberts Bay Replacement Structure #034112, in the amount of \$1,265,897.00- Jeffrey E. Poteet, General Manager, Water & Sewer Department.

Attachments: [RESOLUTION 26-33](#)

[Exhibit A - 445460-1-56-01 Marco Island UWHCA](#)

[Exhibit B #445460-1-56-01 Marco Island 3-Party Agreement](#)

Marco Island City Clerk Joan Taylor read Resolution 26-33 into the record by title only.

City of Marco Island Water & Sewer Department General Manager Jeff Poteet came forward to address questions from members of the Council.

No members of the public came forward to offer comment.

MOTION by Councilor Goehler, seconded by Vice-Chair Champagne, that

authorization of the City Manager to execute a Utility Construction Agreement with the Florida Department of Transportation (FDOT) highway contractor (Financial Project No. 445460-1-56-01), and a Three-Party Escrow Agreement with the FDOT and the State of Florida, Department of Financial Services, and the City of Marco Island for the relocation of its water and sewer mains within the limits of FPID 445460-1-52-01 Caxambas Court / Roberts Bay Replacement Structure #034112, in the amount of \$1,265,897.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

- d. [ID 26-5542](#) City Manager Performance Evaluation Form and Timing - Diana Snover, Director, Human Resources

Attachments: [City Manager Annual Evaluation Form & Timing](#)

City of Marco Island Human Resources Director Diana Snover outlined the direction, objectives, and measurement enhancements that she and City Council Vice-Chair Rene Champagne implemented in revising the proposed City Manager Performance Evaluation Form.

The members of the Council shared perspectives on the proposed enhancements, and City Manager Casey Lucius provided her input when requested by Chair Darrin Palumbo.

MOTION by Vice-Chair Champagne, seconded by Councilor Schwan, that the City Manager Evaluation be Approved as Presented. MOTION SUBSEQUENTLY WITHDRAWN BY BOTH COUNCILORS.

Noting the Council's desire to have more time to consider and propose modifications over and beyond the reconsideration / elimination of redundant elements proposed by City Manager Lucius regarding the assessment of the City Manager's public engagement and relationship-building efforts as noted in the draft Evaluation Form presented by Human Resource Director Snover, Chair Palumbo entertained a Motion to provide additional time for individual Councilor input into the Evaluation Form.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Councilor Gray, that the City Manager Evaluation Form be amended to reconsider the elements regarding community outreach and relationship-building efforts with the Council, and other Councilor-recommended changes, for review at the City Council's August 17, 2026 Meeting, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

Chair Palumbo also received unanimous Council consensus to direct the City Staff to place the City Manager's Annual Performance Review on a City Council Agenda on or before its last meeting in October (currently scheduled for October 19, 2026).

16. Items Removed from the Consent Agenda

No items were removed from the Consent Agenda at this meeting.

17. Council Communications & Future Agenda

Councilor Schwan engaged the Council in a discussion of the permitting of public and private recreational courts by Right versus Conditional Use. She proposed that the Planning Board be directed to consider and bring forward a recommendation on this matter to Council.

Following considerable Council discussion, Chair Palumbo solicited and obtained a majority "show of hands" (4 For, 3 Hands not Raised) directing the Planning Board to consider and propose a recommendation for the Council's future review and action.

Councilor Schwan next displayed a visual of the Marco Island Police Department Nightly Activity Beach Report for July 5, 2026, along with photographs of the south end of Marco Island's beach on July 7th at 9:04 P.M. and July 11th at 9:02 P.M. She augmented those visuals with verbal descriptions of videos taken by residents on July 5th and July 15th in an effort to provide "additional data" for the Marco Island Police Department and Code Enforcement Staff to consider in enforcing the seasonal sea turtle protection ordinance.

Councilor Goehler confirmed Audit Advisory Committee member Chris Ricci's current Committee membership status with City Clerk Joan Taylor.

Councilor Goehler recognized and commended the recent responsiveness of the City's Police Department to citizen concerns under Interim Police Chief Joe Belardo.

Councilor Goehler engaged the Council in a discussion regarding the outstanding request to Collier County Sheriff Kevin Rambosk regarding Collier County potentially providing police services for Marco Island in the future. City Manager Casey Lucius confirmed that a response regarding "cost savings proposals" from Sheriff Rambosk's office was expected during the week of July 20th.

Following considerable Council discussion on this topic, Chair Palumbo solicited and received a unanimous (7 For, 0 Against) "show of hands" consensus to not pursue any change to the current policing authority of the Marco Island Police Department on Marco Island. The Council did, however, indicate an openness to receiving and considering any collaborative cost savings ideas that might come forward in the forthcoming response from the Collier County Sheriff's office.

Councilor Henry shared elements of her recent conversation with City Manager Casey Lucius regarding the lack of explanatory / warning signs regarding the City's lightning warning system along the City's beach access pathways.

Councilor Henry also encouraged the public to participate in and support the following upcoming events:

- 1) the Marco Island Association of Realtors' "2026 Clean Up Florida Waters" event on July 25th;*
- 2) the Meals of Hope Happy Hour at the Snook Inn on July 28th;*
- 3) the Rotary of Marco Island Golf Event at Hammock Bay on August 29th, and;*
- 4) the Marco Island YMCA "Back To School Supply Drive" from July 1st through August 1st*

Councilor Henry encouraged all to email her for additional details on these events (dhenry@marcocitycouncil.com).

Councilor Gray raised concern with, and objection to, the process by which the Council decided to change the starting time for future City Council Meetings. [Editorial Note: see the Minutes of Agenda Item 15e from the July 6, 2026 City Council Meeting].

City Manager Casey Lucius outlined the procedural steps that were followed in: 1) proposing this change; 2) obtaining Council direction to investigate its feasibility; 3) publicly noticing this issue, and; 4) specifically communicating that a change to Section 3 of the City Council's Rules of Procedure would be similarly approved if a proposed change to the Council's meeting start time was approved by the Council. [Editorial Note: see 7/6/26 City Manager Casey Lucius Memo: "City Council Meeting Times" included with the 7/6/26 City Council Agenda for Agenda Item 15e].

City Attorney Gabriel affirmed the Council's ability to make the change as outlined. He noted that, as of its July 20, 2026 meeting, the specific modifications to the language in Section 3 of the City Council's Rules of Procedure have not yet come before the Council.

Councilor Gray advised the Council that he received, and completed, his mail-in ballot for the August 18, 2026 Primary Election. He communicated that he marked "No" on his ballot on the City's \$23 million bond offering proposal.

Councilor Dohm expressed his disappointment with Councilor Gray's objection to the City Council Meeting time change and its benefits. As the originator of the recommendation and the author of a White Paper on the proposal, Councilor Dohm indicated that he received only one negative email from the members of the public on this topic.

Chair Palumbo encouraged the members of the Council to engage with the City Attorney to obtain guidance on issues of potential concern before City Council meetings. He re-expressed his commitment to solicit the voice of all Councilors in discussing issues and reaching consensus, and he noted the recent positive, collaborative effort of the Council in making decisions.

Chair Palumbo displayed the recently-redefined map of Congressional districts for the State of Florida, and he noted the assignment of coastal Marco Island to District 22, a district that largely consists of agricultural and non-coastal communities. He strongly encouraged the Council to: 1) meet the candidates seeking to represent District 22; 2) get personally involved, and; 3) be clear and well-informed in casting their votes this Fall.

Councilor Goehler advised the Council that an opportunity for the public to meet and engage with all seven (7) Republican candidates for Congressional District 22 is scheduled for August 11, 2026. She indicated her intention to send the details of this event to the City Manager and the City Attorney.

Vice-Chair Champagne endorsed, and amplified upon Chair Palumbo's earlier observations regarding the collaboration and success of the Council in forming an effective governing body, and he credited Chair Palumbo's leadership for the noted improvement.

[ID 26-5527](#) Future Agenda Items

Attachments: [Item #17 -Councilor Schwan](#)
[Future Agenda](#)

The Council requested that the City Staff place the City Manager's Annual Performance Evaluation on the Council's Future Agenda for review on or before its last meeting in October (currently October 19, 2026).

18. Council Reports

None.

19. Citizens' Comments

Mr. David Boggs (Delbrook Way) expressed his appreciation for the support for the Marco Island Police Department shown by the Council during the evening's meeting. He encouraged the Council to avoid opportunities to restrict Florida citizens' right to fish from the beach, and he shared examples of condominium units along the beach that may be in violation of the Island's sea turtle protection ordinance.

Mr. Dennis Bartolucci (Caxambas Dr.) noted the degree to which Marco Island contributes to Collier County financially, and he encouraged the Council to challenge the County's leaders to quantify how much of that revenue returns to benefit the residents of Marco Island.

Mr. Elliott Mascoop (6th Ave.) complimented the Council on its unanimous consensus "show of hands" to not pursue any change to the current policing authority of the Marco Island Police Department on Marco Island.

Ms. Teri Sommerfeld (San Marco Rd.) noted the positive attention focused on protecting the Island's sea turtles during nesting season. She expressed her belief that the citizens of Marco Island are fully behind retaining the Marco Island Police Department (MIPD) to protect and serve the Island. She concluded by noting a number of ways in which the Collier County Sheriff's Department currently collaborates with MIPD.

20. Adjournment

There being no further business before the Council, Chair Palumbo adjourned the meeting at 8:25 P.M.

Darrin Palumbo, Council Chair

ATTEST:

Joan Taylor, City Clerk

PREPARED BY:

Jim Kornas, Recording Specialist