

City of Marco Island Florida

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



Meeting Minutes - Final

Thursday, December 12, 2024

1:30 PM

Community Meeting Room

Hideaway Beach Tax District Board

HIDEAWAY BEACH TAX DISTRICT BOARD

Chair: Linda Ryan

Vice-Chair: Dick Delawder

*Board Members: John Barto, Paul Fernstrum,
Steve Zinkan*

*Hideaway Beach Tax District Board Attorney: David Tolces
City Staff: Justin Martin, Public Works Director;
Tara Kosieracki, Administrative/Project Coordinator*

(1) CALL TO ORDER

Chair Ryan called the Meeting to order at 1:30 P.M.

(2) ROLL CALL

Present: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Fernstrum, Board Member Zinkan and Chair Ryan

(Note: Member Barto participated via telephone.)

Also Present

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers
Michael Poff, Coastal Engineering Consultants, Inc.
David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L. (participated via Zoom)*

City Staff:

*Justin Martin, P.E., Director of Public Works
Zurima Luff, MS, PMP, Stormwater Engineer
Tara Kosieracki, Administrative/Project Coordinator
Martin Luna, Audio Visual Technician*

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan

SPECIAL MOTION

MOTION by Member Zinkan, seconded by Vice-Chair Delawder, that Member Barto can actively participate and vote on matters coming before the Board this day, December 12, 2024. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Vice-Chair Delawder, Board Member Fernstrum, Board Member Zinkan and Chair Ryan

(4) APPROVAL OF THE AGENDA

MOTION by Vice-Chair Delawder, seconded by Member Fernstrum, that the Agenda be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Fernstrum, Board Member Zinkan and Chair Ryan

(5) APPROVAL OF THE MINUTES

[ID 24-3938](#) Approval of the Minutes of October 17, 2024

MOTION by Member Zinkan, seconded by Member Barto, that the Hideaway Beach Tax District Board Meeting Minutes of October 17, 2024 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Fernstrum, Board Member Zinkan and Chair Ryan

(6) OLD BUSINESS

6A [ID 24-3999](#) Project Construction Update (M. Dabees)

Mohamed Dabees of Humiston and Moore updated the Board on maintenance, storm recovery, and restoration efforts by Earth Tech Enterprises. He highlighted the coastline alignment and the historical impact of Big Marco Pass. The ecosystem consists of a two-mile sand spit, a tidal lagoon, and a mangrove shoreline with upland development protected by t-groins. Restoration efforts aim to sustain the habitat and protect against wave energy, with historical records showing shoreline retreat at 40 to 50 feet per year.

Mohamed Dabees detailed the sand berm construction post-Hurricane Irma, affected by hurricanes Debby, Helene, and Milton, designed to dissipate wave energy and protect the shoreline. The project includes permit authorization for post-storm sand reclamation to maintain the integrity of the sand berm and prepare for future storms. Current efforts focus on reclaiming sand and closing the breach created by this summer's storms, while reopening the flow channel and assessing mangroves for water access to aid recovery.

Chair Ryan noted the completion of the sand bridge and efforts to push sand towards the Gulf. Work at the northern spit involves retrieving sand to prevent closure on Hideaway. County funding is being used for excavation at the northern spit and placing the sand in the eroding areas. Following this, sand will be trucked to South Point for rebuilding, and then all of Hideaway Beach will be graded and tilled.

6B [ID 24-4003](#) Professional Services for the First Quarter 2025 (M. Dabees)

Mohamed Dabees of Humiston & Moore Engineering proposed the environmental and professional services required for permit compliance monitoring and maintenance for the first quarter of 2025 for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration Project.

Member Zinkan raised concerns about frequent storms and the need for possible permanent shoreline protection solutions. Mohamed Dabees acknowledged the need for long-term planning and the challenges of implementing structural solutions in a dynamic coastal environment. Chair Ryan suggested evaluating potential long-term solutions, including dunes and other protective measures. Mohamed Dabees noted that beach nourishment is the primary coastal protection method. The discussion emphasized balancing short-term maintenance with long-term planning to sustain the shoreline. Mohamed Dabees and Michael Poff also discussed the structure of a barrier island, federal law, and environmental permitting.

David Tolces, Esq. summarized the District's charter, highlighting its purpose of preserving, maintaining, monitoring, and ensuring public access to the beach property within the District's boundaries.

MOTION by Member Fernstrum, seconded by Member Zinkan to authorize and issue a Purchase Order to Humiston & Moore Engineers for the first quarter of 2025 for Environmental and Professional Services for continuing permit compliance monitoring for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration Project in the amount of \$49,493.00, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Fernstrum, Board Member Zinkan and Chair Ryan

6C [ID 24-4011](#) Earth Tech Enterprise Inc. Purchase Order Change Order (M. Dabees)

The original purchase order, number 250223, was issued for \$248,255.00. A change order was proposed to allocate an additional \$49,000 for an extra seven days of work by the contractor to complete post-storm cleanup and restoration efforts.

MOTION by Member Fernstrum, seconded by Member Barto to authorize and issue a Purchase Order Change Order in the amount of \$49,000.00 to Earth Tech Enterprises for storm-related impacts on the Tigertail/Sand Dollar Spit sand restoration project.

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Fernstrum, Board Member Zinkan and Chair Ryan

6D [ID 24-4000](#) Hurricane Season Impacts and Update on State and Federal Funding Efforts (M. Dabees)

Mohamed Dabees of Humiston & Moore emphasized their ongoing efforts to secure FEMA assistance. They are actively engaging with FEMA to explore potential funding opportunities for storm recovery and restoration. The discussion also highlighted the need to consult with the Fish and Wildlife Service to ensure the project qualifies for federal funding. Chair Ryan noted that this is a new initiative focused on securing state and federal support.

6E [ID 24-3939](#) Bathroom Update (J. Barto)

Mohamed Dabees of Humiston & Moore mentioned that a \$5,000.00 purchase order was issued to Earth Tech Enterprises for the demolition and removal of the damaged bathroom facility.

David Tolces, City Attorney, outlined the District's responsibilities regarding the easement and maintenance obligations, and noted that the agreements do not specify the type of restroom required.

6F [ID 24-3997](#) Financial Report as of October 31, 2024 (P. Fernstrum)

View summary for November 2024.

6G [ID 24-3998](#) Financial Report as of November 30, 2024 (P. Fernstrum)

Member Fernstrum presented the Financial Report Summary for November 2024, noting the receipt of 25% of ad valorem property tax and a current cash balance of \$601,946. The Board discussed adjusting the budget for the Earth Tech Enterprises change order and the potential reimbursement from the County. They emphasized the need for long-term financial planning for beach renourishment and aligning budget allocations with the project timeline.

David Tolces, City Attorney, exited the meeting via Zoom at 2:42 PM.

Collier Creek Permit Status Update (M. Poff)

Michael Poff of Coastal Engineering Consultants provided an update, indicating he had reached out to Andy Miller of Coastal Zone Management. The most recent correspondence from the Army Corps to Coastal Zone Management was in November, regarding consultation letters for the U.S. Fish & Wildlife. Michael explained that they are still in the consultation request status, which will take at least six months to a year to reach permit status. Chair Ryan noted the importance of planning and budgeting for the next Hideaway Beach renourishment cycle given that the current permit expires in December, 2027. It was agreed that this discussion would be planned for the March, 2025 board meeting. Michael Poff and Mohamed Dabees also discussed the terms and expiration dates of the permit process.

6000 Building

Member Fernstrum raised concerns about the urgent need for sand at the 6000 building due to recent storms and the risk of flooding. Mohamed Dabees explained the tidal cycle, and Michael Poff discussed the most cost-effective erosion solutions. The Board emphasized the need for an on-the-ground

assessment to evaluate the extent of erosion and actions required. They considered trucking in sand as a short-term solution and stressed the importance of balancing cost-effectiveness with urgency. The Board plans to have an engineer assess the conditions and provide recommendations.

(7) NEW BUSINESS

[ID 24-3937](#) Approval of the Proposed 2025 Schedule of Hideaway Beach Tax District Board Meetings

The Board has approved the proposed meeting schedule for 2025, with minor adjustments to the February and May meeting dates. The revised dates are as follows:

- February 19, 2025, at 1:30 PM*
- May 20, 2025, at 1:00 PM*

Please note that Michael Poff of Coastal Engineering will be unable to attend the February 2025 Board Meeting.

(8) STAFF COMMUNICATIONS

Justin Martin, P.E., Public Works Director, updated the Board on the installation of markers in the flow channel between Hideaway Beach and Sand Dollar Spit. Michael Poff clarified that the signs will indicate idle speed and no wake zones. Director Martin also provided an update on ongoing communications with Collier County regarding Capri Pass maintenance.

(9) PUBLIC COMMENT

None.

(10) NEXT MEETING: CONFIRMATION & ATTENDANCE - 1/16/25 @ 1:30 P.M.

The Board reached consensus on Thursday, January 16th at 1:30 P.M. for its next Meeting. The Board members confirmed their availability in person.

(11) PROPOSED AGENDA TOPICS FOR NEXT MEETING

The following topics were raised for the Meeting scheduled on March 20, 2025:

- 1. Hideaway Beach Erosion Control Project Permit Renewal (2027) (M. Poff)*
- 2. Beach Nourishment Project*

(12) OTHER COMMITTEE COMMUNICATIONS

Chair Ryan mentioned that she created a video update for the Hideaway membership on the project. This video, highlighting the project's progress, will be presented at the next Association Board Meeting and then distributed to the membership.

(13) ADJOURNMENT

There being no further business before the Board, Chair Ryan adjourned the Meeting at 3:11 P.M.

Tara Kosieracki, Administrative/Project Coordinator

NOTE: TWO OR MORE CITY COUNCILORS OR OTHER COMMITTEE MEMBERS MAY BE PRESENT