

City of Marco Island Florida

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



Meeting Minutes - Draft

Thursday, March 20, 2025

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

(Note: Member Barto participated via telephone. Due to technical difficulties, his audio was not audible until the Pledge of Allegiance.)

Present: 4 - Board Member Fernstrum, Board Member Zinkan, Board Member Delawder and Board Member Ryan

Not Present: 1 - Board Member Barto

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)
Tim Hall, Senior Ecologist/Principal, Turrell, Hall & Associates*

City Staff:

*Justin Martin, P.E., Director of Public Works
Tara Kosieracki, Administrative/Project Coordinator
Martin Luna, Audio Visual Technician*

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan.

MOTION TO ALLOW REMOTE BOARD MEMBER PARTICIPATION

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, March 20, 2025. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

(5) APPROVAL OF THE MINUTES

[ID 25-4256](#) Approval of the Minutes of February 4, 2025

MOTION by Vice-Chair Delawder, seconded by Member Fernstrum, that the Hideaway Beach Tax District Board Meeting Minutes of February 4, 2025 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

(6) PRESENTATION

[ID 25-4255](#) Recognition of Departing Hideaway Beach Tax District Board Member Fernstrum

Chair Ryan and Justin Martin, P.E., Director of Public Works, honored Member Fernstrum with a recognition plaque for his 18 years of service to the Hideaway Beach Tax District. The presentation celebrated Member Fernstrum's significant contributions, including his professional engineering expertise, work on critical beach restoration projects, and leadership as Vice Chairman and Treasurer. Chair Ryan specifically praised Member Fernstrum's wise counsel, strong support, and dedication to addressing complex coastal challenges such as beach erosion, t-groin installations, and ecosystem preservation. The Marco Island City Council is also planning to recognize Member Fernstrum at their upcoming April 7th meeting, acknowledging his substantial impact on the District's planning and implementation of many complex projects.

(7) OLD BUSINESS

7A [ID 25-4252](#) Tigertail Lagoon/Sand Dollar Island Restoration Update (M. Dabees)

Mohamed Dabees from Humiston and Moore Engineers provided a presentation update on the Tigertail Lagoon/Sand Dollar Island Restoration project. He reported that the Sand Dollar Island berm has been successfully restored to its pre-storm condition, with a functional recreational area and improved lagoon flushing. The hurricane restoration work was completed efficiently and economically at a low cost of \$5-6 per cubic yard of sand. Mohamed Dabees discussed the importance of having a plan in place for restoration. The total restoration effort, including \$350,000 for regular maintenance and approximately \$600,000 for storm restoration, resulted in a resilient and accessible coastal ecosystem. The project not only restored the physical landscape but also created opportunities for various recreational activities and improved the area's environmental health.

Mohamed Dabees presented and discussed the Earth Tech Enterprise Change Order proposal, detailing additional work for the Tigertail Lagoon/Sand Dollar Island Restoration project. The pre-planned maintenance contract included the excavation and placement of 25,000 cubic yards of sand at a cost of \$25,000. Per contract, the change order accounts for the excavation and placement of an additional 6100 cubic yards of sand at a cost of \$10 per cubic yard or \$61,000. In addition, the change order includes the mobilization and use of a dozer and loader for managing any escarpments that form prior to turtle nesting season. The total cost of the change order is \$65,800. The Board approved the change order, with Mohamed explaining that sand from the sand trap was used to close the breach during the initial restoration phase. This change order provides for final project adjustments ahead of the turtle nesting season, which begins on May 1st.

MOTION by Member Zinkan, seconded by Vice-Chair Delawder authorizing a Change Order to Earth Tech Enterprises Purchase Order PO# 240664 in the amount of \$65,800 for the 2024 Tigertail/Sand Dollar Island Ecosystem Restoration Project Operational Maintenance in the amount of \$65,800. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7B [ID 25-4297](#) Hideaway Beach Hurricane Restoration Update (M. Dabees)

Mohamed Dabees provided an update on the Hideaway Beach Hurricane Restoration project, highlighting

the successful recovery efforts after the 2024 hurricane season. Using the same contractor mobilized for the Sand Dollar Island restoration, they collected approximately 10,000 cubic yards of overwash sand and used it to fill depressions and elevate the beach. The restoration focused on areas between the north end of the clubhouse and South Point, addressing gullies and low-lying areas caused by storm damage. They particularly worked on the section between the 2000 and 5000 buildings and the area around South Point. A key challenge was resolving the stormwater discharge at South Point, where the beach elevation needed to be consistent with the rest of Hideaway Beach. The team had productive meetings with the Hideaway Beach Association and DEP to discuss a potential pipe culvert solution to manage water flow and maintain beach elevation. Overall, the restoration efforts successfully restored the beaches to near their original berm elevation and addressed storm-related erosion and sand displacement.

The Board approved two proposals related to the storm water discharge issue at South Point. The first proposal from Humiston and Moore Engineers for \$6,289 is for engineering services to complete and submit the permit application for a pipe culvert, working with the state permitting agencies. The second proposal from Coastal Engineering Consultants for \$1,500 is to prepare the necessary easement documentation, since the proposed pipe will be located on state land seaward of the erosion control line. The Hideaway Beach Association will be responsible for the actual installation and future maintenance of the culvert, with the district assisting in obtaining the initial permits. David Tolces, the legal counsel, suggested drafting a memorandum of understanding to clarify responsibilities and potential funding sources.

MOTION by Member Zinkan, seconded by Member Fernstrum that the Scope of Work presented from Humiston and Moore Engineers for permit application professional services in the amount of \$6,289 and the Scope of Work from Coastal Engineering Consultants, Inc. to assist with the easement documentation in the amount of \$1,500, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7C [ID 25-4318](#) Professional Services for the Second and Third Quarter 2025 (M. Dabees)

The professional services proposal for the second and third quarters of 2025 covers environmental and engineering services related to the Tigertail Lagoon/Sand Dollar Island ecosystem restoration project. The proposal includes \$35,524 from Turrell, Hall & Associates for environmental services and \$32,032 from Humiston and Moore for engineering services, totaling \$67,556. The services encompass monitoring and compliance for the ecosystem restoration project, coordination with Collier County, and assistance in filing FEMA requests for hurricanes Helene and Milton. The goal is to continue managing the project's environmental aspects, maintain necessary permits, and explore potential federal funding for storm damage recovery.

MOTION by Member Fernstrum, seconded by Vice-Chair Delawder to authorize and issue a Purchase Order to Humiston & Moore Engineers for the second and third 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 \$67,556, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7D [ID 25-4299](#) Revegetation Proposal and Cost (T. Hall)

Tim Hall from Turrell Hall & Associates presented a proposal for re-vegetating the inner shoreline to restore the ecosystem and provide storm protection. The plan involves planting in three key areas: the picnic area, a linear stretch along the shoreline, and a section in the Collier County area. The proposal

aims to address damage from recent hurricanes, with some areas showing no signs of natural recovery. The Board conceptually supported the plan, with the understanding that the Hideaway Beach Association would be primarily responsible for the plantings. The total cost includes plantings in the District's area for \$15,000 and an additional \$3,600 for the Collier County section. The Board agreed to pursue the plan with the Association and potentially discuss the Collier County portion with the County's Coastal Advisory Committee. Tim Hall noted that some areas might naturally recover, particularly where mangrove seedlings are already showing signs of recruitment.

MOTION by Vice-Chair Delawder, seconded by Member Zinkan to support the proposal from Turrell, Hall & Associates and to further pursue the plan with the County. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7E [ID 25-4253](#) Hideaway Beach Erosion Control Permit/Collier Creek Permit Renewal (M. Poff)

Michael Poff from Coastal Engineering Consultants presented a comprehensive overview of the current beach erosion control permit, which is set to expire in December 2027. The current permit includes 19 t-groins, a near shore borrow area, and offshore disposal options. Key discussion points for the upcoming permit renewal include potentially extending the beach fill to South Point, assessing the elevation of protective dunes, and evaluating the structural condition of existing t-groins. Michael Poff recommended conducting summer surveys to gather data and suggested the board engage with the community to determine an acceptable dune height that provides storm protection without significantly impacting beach access or views. He emphasized a multi-layered approach to coastal resilience, including maintaining t-groins, creating dunes, and strategically planting vegetation to trap sand and provide natural protection. The Board agreed to focus on protecting the coastline from erosion while being mindful of potential flooding issues, with plans to review survey data and community input in the fall to inform the new permit application.

7F [ID 25-4254](#) Financial Report as of February 28, 2025 (P. Fernstrum)

Member Fernstrum provided a financial update, noting that ad valorem taxes are at 93%. Member Fernstrum summarized cash on hand, open purchase orders, and available cash. Member Fernstrum emphasized the importance of maintaining a \$1 million reserve to cover emergencies and suggested potentially increasing it to \$2 million. The discussion also touched on historical millage rates and the need to balance financial stability. The Board members discussed the financial strategy, recognizing the importance of having sufficient funds for potential future projects and unexpected expenses while being mindful of the broader financial implications.

(8) NEW BUSINESS

None.

(9) STAFF COMMUNICATIONS

Justin Martin, P.E., Director of Public Works reported that he attended the Coastal Advisory Committee and discussed an upcoming request for reimbursement for storm-related restoration costs. The installation of signs in the flow channel was completed, with a punch list for the contractor to address minor issues. Director Martin mentioned a recognition event for Member Fernstrum at the upcoming April 7th City Council meeting. Director Martin also discussed that during the February 4th City Council meeting, Mohamed Dabees made a presentation and the City Council voted unanimously to support the request for reimbursement.

(10) CITY COUNCIL COMMUNICATION

None.

(11) PUBLIC COMMENT

None.

(12) NEXT MEETING: CONFIRMATION & ATTENDANCE - 4/17/25 @ 1:30 P.M.

The Board reached consensus on Thursday, April 17th at 1:30 P.M. for its next Meeting.

(13) PROPOSED AGENDA TOPICS FOR NEXT MEETING

The following topics were raised for the Meeting scheduled on April 17, 2025:

1. Draft Memorandum of Understanding between the Tax District and Hideaway Beach Association re: culvert under the beach. (David Tolces)

2. CEC Proposal to assess condition of T-groins. (Michael Poff)

(14) OTHER COMMITTEE COMMUNICATIONS

Note: Member Fernstrum commented that the City Recognition from City Council will be on April 21, 2025.

(15) ADJOURNMENT

There being no further business before the Board, Chair Ryan adjourned the Meeting at 3:18 P.M.

Tara Kosieracki, Administrative/Project Coordinator

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