

# City of Marco Island Florida

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



## Meeting Minutes - Final

Thursday, April 18, 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 Fernstrum, Board Member Zinkan, Board Member Barto, Board Member Delawder and Board Member Ryan

(Note: Member Fernstrum participated via telephone.)

**Also Present:**

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers  
Michael Poff, Coastal Engineering Consultants, Inc.  
Alan L. Gabriel, City 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*

**(4) APPROVAL OF THE AGENDA**

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

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

**(5) APPROVAL OF THE MINUTES**

[ID 24-3545](#) Hideaway Beach Tax District Board of March 21, 2024

**MOTION by Member Barto, seconded by Member Zinkan, that the Hideaway Beach Tax District Board Meeting Minutes of March 21,2024 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

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

**(6) OLD BUSINESS**

**A.** [ID 24-3546](#) Project Update from Humiston & Moore Engineers (M. Dabees)

*Mohamed Dabees of Humiston & Moore Engineering provided an update for Hideaway, Sand Dollar Island, and Tigertail Lagoon. He provided and discussed aerials as of March 2024.*

*M. Dabees summarized the compliance, vegetation, permit requirements, and bird nesting areas. M. Dabees discussed the constructed berm elevations and reported that there is a lower elevation at the*

south portion of the berm. After turtle nesting season ends, they plan to start the sand bypassing process in November.

M. Dabees provided an update on the regional sand management plan and coordination with Collier County. He summarized the continued coordination between City and County management. The City and District would remain responsible for overall management of the system, permitting, surveying, and environmental monitoring. The U.S. Army Corps of Engineers' plan to dredge the federal channel from Capri Pass to Gordon Pass and his request to consider Sand Dollar Island as a sand disposal area for that project. M. Dabees summarized his survey recommendation to the Waterways Advisory Committee. M. Dabees summarized an onsite visit from DEP and indicated their continued efforts to coordinate and protect the natural resources.

**B. [ID 24-3547](#) Tilling Plan (M. Dabees)**

Mohamed Dabees of Humiston & Moore Engineering summarized the permit compliance requirements for turtle nesting season and his coordination with the agencies. He outlined the compaction, tilling, and escarpment management requirements and his current assessment of conditions. The agencies in Tallahassee granted a waiver and determined that tilling is not required this year. M. Dabees mentioned that the approved funds for tilling will not be used and will go back into the general fund. M. Dabees and the Board discussed the maintenance program, template design, and budget. He mentioned that 75% of the design template was filled due to Hurricane Ian impacts, budget, and time available.

**C. [ID 24-3548](#) Bathroom Repair (J. Barto)**

Member Barto discussed the satellite photographs of 2010 and 2013. The Board discussed the extension on the boardwalk, responsibility, and the quote. Chair Ryan indicated that the quote is incomplete, and a decision cannot be made based on a partial repair.

Alan L. Gabriel, City Attorney, commented that the District's responsibility is to maintain the easement area. He clarified that the agreement does not include the boardwalk. Alan L. Gabriel suggested researching FEMA grants to fund the repair.

**MOTION by Member Barto, seconded by Vice-Chair Delawder, to obtain quotes to repair the existing structure and/or replace the existing structure to the original condition, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

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

**MOTION by Member Barto, seconded by Vice-Chair Delawder, to secure and/or board up the Hideaway Bathroom for safety concerns, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

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

**D. [ID 24-3550](#) Financial Report as of March 31, 2024 (P. Fernstrum)**

Board member Fernstrum provided a Financial Summary as of March 31, 2024. Member Fernstrum highlighted revenues over expenditures, cash on hand, open purchase orders, available cash, and available savings for next year. The Board discussed the emergency expenditure limit in the amount of \$100,000 and the cost sharing plan with the County.

**(7) NEW BUSINESS**

**[ID 24-3558](#) Preliminary Budget Discussion for 2024/2025 (P. Fernstrum)**

Member Fernstrum presented a preliminary budget spreadsheet for 2024/2025. The Board discussed the preliminary budget and future expenditures.

Chair Ryan mentioned that the bathroom will most likely be repaired in next year's budget. Chair Ryan indicated that major expenditures would be maintenance (planned or storm-related) and bathroom repair. Chair Ryan reminded the Board that the preliminary property valuations will be available the first week in June. The Board will decide in May whether to set the millage rate at that time or defer to June.

## **(8) STAFF COMMUNICATIONS**

Justin Martin, P.E., Director of Public Works discussed the City's responsibility to maintain the three markers located in front of Hideaway Beach per the Collier County 2000 Interlocal Agreement. Michael Poff of Coastal Engineering Consultants, Inc. commented that the markers were originally installed in 1992. Michael Poff discussed the marker installation process and permit requirements.

## **(9) PUBLIC COMMENT**

None.

## **(10) NEXT MEETING: CONFIRMATION & ATTENDANCE - 5/16/24 @ 1:30 P.M.**

May 16, 2024 at 1:30 P.M. was confirmed to be the next Meeting.

Member Barto and Member Zinkan will attend the Meeting scheduled on 5/16/24 via telephone.

Justin Martin, P.E., Director of Public Works and Alan Gabriel, City Attorney discussed attendance and quorum status.

## **(11) PROPOSED AGENDA TOPICS FOR NEXT MEETING**

The following topics were raised for the next Meeting:

1. Summer Meeting Dates
2. Bathroom Repair (J. Barto)
3. Project Update from Humiston & Moore Engineers (M. Dabees)
4. Budget Discussion for 2024/2025
5. Millage Rate
6. Election of Officers - Hideaway Beach Tax District Board

## **(12) OTHER COMMITTEE COMMUNICATIONS**

None.

## **(13) ADJOURNMENT**

There being no further business before the Board, Chair Ryan adjourned the Meeting at 3:00 P.M.

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Tara Kosieracki  
Administrative/Project Coordinator  
Public Works Department