



# City of Marco Island Florida

51 Bald Eagle Drive  
Marco Island, Florida  
cityofmarcoisland.com

## Meeting Agenda - Final-revised

### 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*

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Monday, August 3, 2026

5:30 PM

Community Meeting Room

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**\*\* Rules of Decorum are listed at the end of the Agenda and apply to all Attendees \*\***

**1. Call to Order**

**2. Roll Call**

**3. Invocation - Rev. James Thelen of Marco Lutheran Church**

**4. Pledge of Allegiance**

**5. Approval of the Agenda**

**6. Approval of the Minutes**

- a. [ID 26-5571](#) Approval of the City Council Special Called Workshop- Audit Review For Fiscal Year 2025-2026 Minutes of July 13, 2026

Attachments: [Special Called FY 25 Audit Results Workshop Minutes of July 13, 2026](#)

- b. [ID 26-5573](#) Approval of the City Council Meeting Minutes of July 20, 2026

Attachments: [City Council Meeting Minutes of July 20, 2026](#)

**7. Approval of the Consent Agenda**

**[Approval of Consent Agenda passes all routine items listed below.]**

- a. [ID 26-5643](#) Approval of a Water and Sewer Billing Refund - Marco Island Senior Living, LLC in the amount of \$112,742.33 - Jeffrey E. Poteet, General Manager, Water & Sewer Department.

**Attachments:** [Marco Island Senior Living - Billing Adjustment](#)  
[Marco Island Senior Living - Bill 6.30.2026](#)  
[Summary of June Billing & Credit Applied](#)

## **8. Proclamations and Presentations**

- a. [ID 26-5575](#) Employee Service Awards:  
Carlos Mendez - 5 Years  
Andrew Orcutt - 5 Years  
Julianne Broxson - 15 Years  
Leonardo Rodriguez - 20 Years
- b. [ID 26-5644](#) Presentation - 3rd Quarter Financial Report - Marcia Saulo, Director, Finance

**Attachments:** [3Q Financial Summary Memo](#)  
[3Q26 General Fund](#)  
[3Q26 Building Services Fund](#)  
[3Q26 Water Sewer Fund](#)

## **9. Citizens' Comments on Items Not Scheduled for Public Hearing and Items Other Than Those Appearing on the Agenda. TIME CERTAIN 6:00 P.M. OR AS SOON AS POSSIBLE THEREAFTER**

[Those who have signed in will be given the first opportunity to speak. Time is limited to 4 minutes per speaker and 30 minutes total time for this agenda item.]

## **10. City Manager's Report**

[ID 26-5574](#) City Manager's Report

**Attachments:** [City Manager's Report](#)  
[2026 City Council Priorities Scorecard \(August Update\)](#)

## **11. City Attorney's Report - None**

## **12. Departmental Reports**

**[ID 26-5559](#)** Monthly Departmental Reports

**Attachments:** [City Clerk's Office](#)  
[Internal Services](#)  
[Public Works](#)  
[Water & Sewer](#)  
[Police](#)

**13. Quasi-Judicial Public Hearing**

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon these items, please inform the Clerk by filling out the available sign-up form. An opportunity for persons to speak on the items will be made available after the applicant and staff have made their presentations under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will not be considered. The general public will not be permitted to cross-examine witnesses, but the public may request the Council to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. (Council members to communicate ex-parte communication.)

- a. **[ID 26-5645](#)** Resolution - Variance Petition (VP-26-000054) regarding Minimum Landscape Requirements and Dimensional Standards and Regulations for Property Located at 2259 San Marco Rd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

**Attachments:** [RESOLUTION 26-38](#)  
[Staff Report](#)  
[Cover Letter](#)  
[Application](#)  
[Site Plan - 5/11/26](#)  
[Variance Narrative](#)  
[Legal Notice Affidavit](#)

**14. Ordinances**

A. *Public Hearings*

B. *First Readings*

- i. [ID 26-5555](#) Ordinance - First Reading - Amending Chapter 22 Fire Prevention and Protection to Establish Section 22-39 Fees; Payment Deadline; Enforcement - Chris Byrne, Fire Chief, Fire Rescue Department

Attachments: [ORDINANCE 26-05](#)

## **15. Resolutions & City Council Items**

- a. [ID 26-5642](#) Resolution - Approving the Series 2026 Utility System Refunding Revenue Bonds - Marcia Saulo, Director, Finance

Attachments: [RESOLUTION 26-37](#)  
[EXECUTIVE SUMMARY](#)  
[OFFICIAL NOTICE OF SALE](#)  
[SUMMARY NOTICE OF SALE](#)  
[PRELIMINARY OFFICIAL STATEMENT](#)  
[REGISTRAR AND PAYING AGENT AGREEMENT](#)  
[CONTINUING DISCLOSURE CERTIFICATE](#)  
[ESCROW DEPOSIT AGREEMENT](#)  
[CERTIFICATE OF CITY MANAGER](#)

- b. [ID 26-5674](#) Resolution - Approving the Proposed Millage Rate for Fiscal Year 2027 - Melissa Hinton, Budget Manager

Attachments: [RESOLUTION 26-39](#)  
[DR-420 - CERTIFICATION OF TAXABLE VALUE City of Marco Island](#)  
[DR-420 - CERTIFICATION OF TAXABLE VALUE Hideaway Beach Tax District](#)

- c. [ID 26-5641](#) Authorizing City Manager to Request Withdrawal From the MIPD Dock Construction Project, Including Withdrawal From EPA Grant Application - Joseph Belardo, Interim Chief, Police

Attachments: [Interlocal Agreement](#)  
[EPA General Terms & Conditions](#)

## **16. Items Removed from the Consent Agenda**

## **17. Council Communications & Future Agenda**

[ID 26-5590](#) Future Agenda Items

Attachments: [Future Agenda](#)

## **18. Council Reports**

**19. Citizens' Comments**

[4 minutes per individual – each individual has one opportunity to speak.]

**20. Adjournment**

All interested persons are invited to attend the meeting and participate in the discussion; or, written comments may be sent to the City of Marco Island, 50 Bald Eagle Drive, Marco Island, FL. 34145. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by City Council with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based. ADA ASSISTANCE: Anyone needing special assistance at the City Council meeting due to disability should contact the City of Marco Island at (239) 389-5010 at least two days prior to the meeting. Please contact the City Clerk at [jtaylor@cityofmarcoisland.com](mailto:jtaylor@cityofmarcoisland.com) if you would like to receive any of the items on the agenda by email.

Any Invocation that may be offered before the official start of the Council meeting shall be voluntary offering of a private citizen, to and for the benefit of the Council. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council is not allowed by law to endorse the religious beliefs or views of this, or any speaker.

#### MARCO ISLAND CITY COUNCIL RULES OF DECORUM

The City of Marco Island is committed to the First Amendment principal of free speech and to full and open discussion of the City's business in open forum. It also recognizes that in order to ensure meetings of the City Council are conducted in a manner that allows the business of the City to be effectively conducted, and ensures that members of the public can be heard in a fair, impartial and respectful manner, that reasonable rules based on time, place, and manner of that speech are in order. The members of the Marco Island City Council, employees of the City of Marco Island, and citizen participants are expected to reflect proper decorum and treat each other with courtesy and respect as follows:

- The City Council Chair is in control of the meeting at all times. The Chair is granted wide discretion to interpret and enforce these rules of decorum and other City Council Policies and Procedures.
- When recognized by the Chair, citizen participants will address all comments to the Chair, speaking from the designated podium. No individual shall make slanderous, disparaging or unduly repetitive remarks.
- Only those persons who have signed for a particular item of business will be given the opportunity to speak. Exceptions may be granted at the sole discretion of the Chair.
- Demonstrations in the form of clapping, applauding, heckling or other verbal outbursts in support or in opposition to a speaker during his or her remarks are not permitted. Such demonstrations between speakers may be further limited by the Chair should they serve to disrupt the orderly conduct of the meeting.
- For the safety of all in the chambers, signs, placards, or anything blocking sightlines, entrances, exits or aisles in the City Council Chambers are not permitted.
- No more than one person may stand in the aisles or at the dais. Individuals waiting to be recognized shall wait in an area designated by the City. Persons exiting the council chambers shall do so quietly.
- Anyone who violates these Rules of Decorum may forfeit their right to speak and may be asked to leave or cease their public comment at the discretion of the Chair.

#### CITIZEN COMMENT ON CONSENT AGENDA ITEMS

- Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion. If discussion is desired by the Council, the item(s) will be removed from the Consent Agenda and will be considered separately.
- Anyone wishing to comment on any item on the Consent Agenda should submit a Speakers Request Card before these item(s) are considered. Each speaker is limited to three (3) minutes on any item removed from the Consent Agenda.

