

City of Marco Island Florida

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



Meeting Minutes - Final

Monday, May 20, 2024

5:30 PM

Community Meeting Room

City Council

Chair: Jared Grifoni

Vice-Chair: Erik Brechnitz

*City Council: Rich Blonna,
Greg Folley, Becky Irwin,
Darrin Palumbo, Joe Rola*

City Manager: Mike McNees

Assistant City Manager: Casey Lucius

City Attorney: Alan L. Gabriel

City Clerk: Joan Taylor

1. Call to Order

Chair Grifoni called the meeting to order at 5:30 P.M.

2. Roll Call

Present: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

Absent: 1 - Vice-Chair Brechnitz

(Note: Councilor Irwin participated remotely via Zoom teleconference connection)

Also Present

Michael McNees, City Manager
Casey Lucius, Assistant City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Tracy Frazzano, Police Chief
Chris Byrne, Fire Chief
Daniel J. Smith, Community Affairs Director
Justin Martin, Public Works Director
Jose Duran, Information Technology Director
Miguel Carballo, Fleet & Facilities Manager
Mary Holden, Senior Planner
Sonia Iszler, Water & Sewer Engineering & Operations Manager
Kelli DeFedericis, Floodplain Coordinator
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors

3. Invocation

Offered by Father Timothy Navin of the San Marco Catholic Church.

4. Pledge of Allegiance

Led by Chair Grifoni.

5. Approval of the Agenda

Chair Grifoni advised the Council that Consent Agenda Item 7d (Resolution Approving Amendments to the City of Marco Island Construction Standards Handbook) was being removed from the Agenda, and that Agenda Item 11 (Ordinances) would precede the Council's discussion on Agenda Item 10 (Quasi-Judicial Public Hearing).

MOTION by Councilor Folley, seconded by Councilor Blonna, that the Agenda be Approved as Amended. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Councilor Blonna, Councilor Folley, Councilor Palumbo, Councilor Rola and Chair Grifoni

Motion to Allow for Remote Participation by Councilor Irwin

MOTION by Councilor Folley, seconded by Councilor Blonna, to allow Councilor Irwin to participate in, and vote on, all allowable matters coming before the Council at this meeting. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Councilor Blonna, Councilor Folley, Councilor Palumbo, Councilor Rola and Chair Grifoni

6. Approval of the Minutes

- a. [ID 24-3596](#) Approval of the City Council Workshop Minutes of May 6, 2024

MOTION by Councilor Folley, seconded by Councilor Palumbo, that the City Council Workshop Minutes of May 6, 2024, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

- b. [ID 23-3121](#) Approval of the City Council Meeting Minutes of May 6, 2024

MOTION by Councilor Folley, seconded by Councilor Palumbo, that the City Council Meeting Minutes of May 6, 2024, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

7. Approval of the Consent Agenda

MOTION by Councilor Blonna, seconded by Councilor Folley, that the Consent Agenda be Approved as Amended. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

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

- a. [ID 24-3625](#) Approval of Interlocal Agreement Between Collier County and the City of Marco Island for Tourist Development Tax Funds for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration Maintenance Project for Fiscal Year 2024-2025 - Justin Martin, P.E., Director of Public Works
- b. [ID 24-3638](#) Authorize the Purchase of 30 Laptops with 4-Year Warranty in the Amount of \$58,282.60 - Jose Duran, Director, Information Technology
- c. [ID 24-3588](#) Authorize the City Manager to Issue a Purchase Order to ADG Architecture, LLC for the Engineering and Architectural Services for the New Public Works Building and Two Outdoor Covered Equipment Storage Pavilions not Exceeding the Amount of \$231,068, using City of Marco Island Contract #19-012 - Justin Martin, P.E., Director of Public Works

[The Consent Agenda Item Below was Removed and Not Approved at this Meeting]

- d. [ID 24-3618](#) Resolution - Approving Amendments to the City of Marco Island Construction Standards Handbook for Work Within the Right-of-Way - Justin Martin, P.E., Director of Public Works

8. Proclamations and Presentations

- a. [ID 24-3491](#) Proclamation - National Safe Boating Week - May 18 to May 24, 2024

City Council Chair Jared Grifoni proclaimed May 18 - 24, 2024 as National Safe Boating Week for the City of Marco Island, and he presented the Proclamation to representatives of the Marco Island Coast Guard Auxiliary Flotilla and Ms. Nanette Rivera, Commander of the Marco Island Sail & Power Squadron Club, along with 30 Club representatives and other safe boating supporters. Ms. Rivera thanked all who attended, and she shared several safety messages on behalf of the organization. She received a warm round of applause from all present.

- b. [ID 24-3556](#) Proclamation - National Public Works Week - May 19 to May 25, 2024

City Council Chair Jared Grifoni proclaimed May 19 - 25, 2024 as National Public Works Week, and he presented the Proclamation to City of Marco Island Public Works Director Justin Martin, and eleven members of the City's Public Works Department.

City Manager McNees praised the efforts of the Public Works Team in acting quickly and quietly to restore services when needed to ensure the safety of residents and visitors to the Island.

The members of the Marco Island Public Works Team received a warm round of applause from all present.

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

Ms. Denise Holmes (Bluebird Ave.), Founder of Families of Grace, a non-profit organization dedicated to educating the public in the use of NARCAN anti-opiate sprays, presented City of Marco Island Fire Chief Chris Byrne with a Certificate of Appreciation and multiple boxes of NARCAN to assist the City's first responders in addressing victims of opiate overdosing. At the request of Chair Grifoni, Fire Chief Byrne briefly described how the City prepares itself and educates its citizens to respond to opiate overdose situations.

Mr. Paul Sellers (E. Elkam Cir.), owner of Art Sellers Signs, requested City assistance and action in recognizing and documenting the parking spaces that Collier County acknowledges as being associated with a C-5 commercial unit that he recently purchased at 814 E. Elkcam Circle, Unit 101B.

Ms. Cindi Boynton (N. Barfield Dr.) recounted an accident involving her automobile and a 14 year old e-bike rider traveling on the sidewalk in front of her home. She requested that the Council consider adopting restrictions that address the age, certification, and allowable top speed for e-bike operators on the Island's pedestrian walkways.

10. Quasi-Judicial Public Hearing

- a. [ID 24-3616](#) Ordinance - Second Reading - Rezone Petition (REZN-23-000341) for the South Water Treatment Plant, to Change the Zoning District Designation from RS-4 to Public Use for Property Located at 415 Lily Court, Marco Island, FL 34145 - Mary P. Holden, Senior Planner, Community

Affairs/Growth Management

Marco Island City Clerk Joan Taylor read Ordinance 24-10 into the record by title only.

City Attorney Alan Gabriel swore in all parties who indicated an intention to provide witness or testimony, and each Council member conveyed a verbal ex parte disclosure relative to the Applicant's Appeal.

City Senior Planner Mary Holden briefly outlined the purpose of the proposed rezoning request.

No members of the public came forward to offer comment.

[Editorial Note: Councilor Becky Irwin, as a remote participant to the Hearing, was ineligible to vote on this quasi-judicial matter]

MOTION by Councilor Folley, seconded by Councilor Palumbo, that Ordinance 24-10 - Second Reading - Rezone Petition (REZN-23-000341) for the South Water Treatment Plant, to Change the Zoning District Designation from RSF-4 to Public Use for the Property Located at 415 Lily Court, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 5 - Councilor Blonna, Councilor Folley, Councilor Palumbo, Councilor Rola and Chair Grifoni

- b.** [ID 24-3613](#) Ordinance - Second Reading - Requested Amendment (REZN-24-000006) to Hideaway Beach Planned Unit Development (PUD), Allowing Recreation and Parking on Lots 1 and 2, Block 18, Hideaway Beach - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

Marco Island City Clerk Joan Taylor read Ordinance 24-12 into the record by title only.

City Attorney Alan Gabriel swore in all parties who indicated an intention to provide witness or testimony, and each Council member conveyed a verbal ex parte disclosure relative to the Applicant's Appeal.

Marco Island Community Affairs Director Daniel Smith briefly outlined the proposed amendment to the Hideaway Beach Planned Unit Development's allowable uses, distinguishing the allowable usage differences between the Golf Course Tract, and Residential Lots 1 and 2 of Block 18, Hideaway Beach, Single Family Residential Tract.

No members of the public came forward to offer comment.

[Editorial Note: Councilor Becky Irwin, as a remote participant to the Hearing, was ineligible to vote on this quasi-judicial matter]

MOTION by Councilor Folley, seconded by Councilor Palumbo, that Ordinance 24-12 - Second Reading - Requested Amendment (REZN-24-000006) to Hideaway Beach Planned Unit Development (PUD), Allowing Recreation and Parking, but Excluding Pickleball, Tennis, and Related Racket Uses on Residential Lots 1 and 2, Block 18, Hideaway Beach, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 5 - Councilor Blonna, Councilor Folley, Councilor Palumbo, Councilor Rola and Chair Grifoni

11. Ordinances

A. *Public Hearings*

1. [ID 24-3615](#) Ordinance - Second Reading - Public Hearing - Consideration and Transmittal of Amendments to our Comprehensive Plan 2040 Incorporating by Reference the Ten-Year Water Supply Facilities Work Plan and Eliminating Infrastructure Element Policy 1.1.1.1, and (by separate ordinance) Amending the Future Land Use Map, to the City Council - Mary P. Holden, Planning Manager - Community Affairs - Growth Management

Marco Island City Clerk Joan Taylor read Ordinances 24-08 and 24-09 into the record by title only.

City Senior Planner Mary Holden briefly outlined the purpose of the proposed amendments to the City's 2040 Comprehensive Plan. Ordinance 24-08 addresses to two amendments that relate to, and reference, the City's Ten-Year Water Supply Facilities Work Plan.

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Folley, that Ordinance 24-08 - Second Reading - Public Hearing, Incorporating Amendments to the City of Marco Island Comprehensive Plan 2040, Incorporating by Reference the Ten-year Water Supply Facilities Work Plan, and Eliminating Infrastructure Element Policy 1.1.1.1., be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

Ordinance 24-09 modifies the City's Future Land Use Map for 415 Lily Court (Marco Island Utilities) and 1340 Lily Court (Lee County Electric Substation) to recognize their proper zoning classification as "Community Facility" rather than "Low Density Residential".

No members of the public came forward to offer comment.

MOTION by Councilor Blonna, seconded by Councilor Folley, that Ordinance 24-09 - Second Reading - Public Hearing, Amending the Future Land Use Map to Recognize 415 Lily Court (Marco Island Utilities) and 1340 Lily Court (Lee County Electric Substation) as "Community Facility", be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

2. [ID 24-3620](#) Ordinance -Second Reading - Amending Chapter 22 "Fire Prevention and Protection" Article III in Accordance with Secure Act 2.0 and Authorized Investment Procedures Set Forth in Section 175.071 F.S - Joan Taylor, City Clerk

Marco Island City Clerk Joan Taylor read Ordinance 24-13 into the record by title only.

No members of the public came forward to offer comment.

MOTION by Councilor Folley, seconded by Councilor Palumbo, that

Ordinance 24-13 - Second Reading - Amending Chapter 22 "Fire Prevention and Protection" Article III in Accordance with Secure Act 2.0 and Authorized Investment Procedure Set Forth in Section 175.071, Florida Statutes, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

B. First Readings

None.

12. Resolutions & City Council Items

- a.** [ID 24-3617](#) Award of Contract of the 2024 Annual Street Resurfacing Project to the Lowest Responsible Bidder, Preferred Materials, Inc., in the Amount of \$1,846,474.95 - Justin Martin, P.E., Public Works Director

Marco Island Public Works Director Justin Martin briefly reviewed the results of the bid process which resulted in the proposed vendor recommendation.

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Folley, that Authorization to the City Manager to Award the 2024 Annual Street Resurfacing Project Contract to the Lowest Responsible Bidder, Preferred Materials, Inc., in the Amount of \$1,846,474.95, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

- b.** [ID 24-3601](#) Award of Contract to Andrew Sitework, LLC for Construction of the South Barfield Drainage Project in the Amount of \$671,180.00 - Justin Martin, P.E., Director, Public Works

Marco Island Public Works Director Justin Martin outlined the project history and City process for soliciting responsible bidders to remedy the inadequate draining of rainwater at the intersection of San Marco Road and Barfield Drive, and he requested Council approval for the proposed project.

No members of the public came forward to offer comment.

MOTION by Councilor Blonna, seconded by Councilor Folley, that the City Manager be Authorized to Award a Contract to Andrew Sitework, LLC for Construction of the South Barfield Drainage Project in the Amount of \$671,180.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

- c.** [ID 24-3627](#) Award of Contract for the Renewal of Spray Park at Frank E. Mackle Park to Quality Pools for Less, in the Amount of \$308,400.00 and Approval of Necessary Budget Amendments - Miguel Carballo, Manager, Fleet and Facilities

City of Marco Island Fleet & Facilities Manager Miguel Carballo reviewed the process for soliciting and obtaining responsible bidders to renew the spray park at Frank E. Mackle Park, and he addressed several questions from members of the Council.

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Blonna, that Authorization of the City Manager to Amend Mackle Park Improvements Project #3005720-606400-18060 in the Amount of \$1,400.00 and Fuel Supply Tank Project #3005190-606400-20002 in the Amount of \$130,000.00, and Award the Contract For the Renewal of the Spray Park at Frank E. Mackle Park to Quality Pools For Less, in the Amount of \$308,400.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

- d. [ID 24-3636](#) Resolution - Floodplain Variance Request (SF-22-02623) for Property Located at 230 Polynesia Court, Marco Island, FL 34145 - Kelli DeFedericis, CFM, Floodplain Coordinator, Community Affairs/Building Services

Marco Island City Clerk Joan Taylor read Resolution 24-26 into the record by title only.

City Floodplain Coordinator Kelli DeFedericis explained the rationale for the requested variance, and noted that: 1) the final finished floor elevation of the home meets Federal and State requirements, but is below the City's required final finished floor elevation level, and; 2) the proposed variance allowance of 8.6' NAVD only applies to the final finished floor elevation of the structure, and not to the elevated height of the added outdoor mechanical equipment that services the home. This equipment is required to be placed at a height of at least 9.0' NAVD.

Public Comment

Mr. Ryan Williams, President of Kevin Williams Construction, requested that consideration be given to the louvered wall enclosure that his company placed around the outdoor mechanical equipment that is currently installed below 9.0' NAVD to mitigate the danger cited in the City Staff's report.

[Editorial Note: The Council's action on Resolution 24-26 only addressed the variance to the structure's final finished floor elevation as originally proposed by City Staff, and did not include the construction company's variance request relative to the elevation of the mechanical equipment servicing the home]

MOTION by Councilor Folley seconded by Councilor Palumbo, that Resolution 24-26 - Floodplain Variance Request (SF-22-02623) for the Property Located at 230 Polynesia Court, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 6 - Councilor Blonna, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

- e. [ID 24-3628](#) 2024 City Council Meeting Schedule Discussion - Joan Taylor, City Clerk

Marco Island City Clerk Joan Taylor briefly outlined the Council's scheduled Future Agenda topics that could be affected by reducing the number of Council meetings planned for July and August of 2024, and members of the Council discussed eliminating the first scheduled meeting in each of those two months.

Chair Grifoni solicited and received Council consensus to direct the City Staff to remove July 8, 2024 and

August 5, 2024 from the Council's schedule of future meetings.

13. Items Removed from the Consent Agenda

No items were removed from the Consent Agenda for further discussion at this meeting of the Council.

14. Council Communications & Future Agenda

Councilor Folley requested that City Community Affairs Director Daniel Smith reach out to the business owner who brought his undocumented parking records concern to the Council during Citizens' Comments (Agenda Item 9).

In response to the concern raised during Citizens' Comments regarding the operation of e-bikes the Island, Councilor Folley asked City Manager McNeese to reach out to the Chair of the Bicycle and Pedestrian Advisory Committee (BPAC) for the Collier County Metropolitan Planning Organization (MPO) to obtain that Advisory Committee's insight on the recent recommendations that were proposed for Collier County on this issue. Councilor Blonna suggested that input from the e-bike rental company owners on the Island be solicited as well. Council members agreed that City Manager McNeese will report on the MPO's recommendations regarding the use and operation of e-bikes, and that the public will be invited to comment on the management and operation of e-bikes on Marco Island.

Councilor Folley also confirmed the submission of his resignation letter as a member of the Marco Island City Council to the Marco Island City Clerk effective November 5, 2024.

Councilor Palumbo highlighted the positive comments that Fire Chief Byrnes, Police Chief Frazzano, and members of the City Staff have recently received from members of the public, and he thanked all for continuing to work together to address the concerns of the community.

Councilor Blonna noted the recent news story regarding the treatment and rehabilitation of a female burrowing owl at the von Arx Wildlife Hospital, and he commended Field Biologist Brittany Piersma and the Owl Watch volunteers who nourished and cared for the owl's baby owl chicks on the Island while the mother owl was undergoing treatment.

[ID 23-3122](#) Future Agenda Items

Chair Grifoni requested that a review of the e-bike operating recommendations recently discussed by the Collier County Metropolitan Planning Organization (MPO) be placed on a Future Agenda for the Council.

[Note: In line with the Council's discussion and direction under Agenda Item 12e (2024 City Council Meeting Schedule), scheduled agenda items previously planned for the Council's July 8th and August 5th meetings will be rescheduled to other Council meeting dates]

15. Council Reports

None.

16. City Manager's Report

City Manager Mike McNeese advised the Council that the Neighborhood Information Meeting (NIM) regarding Phase I of the pickleball improvement project for the Marco Island Racquet Center has been posted and will occur on Friday, May 31, 2024.

Mr. McNeese also alerted the Council to likely changes to Collier County's Advanced Life Support Policy Standards that are currently under discussion with Collier County's Board of Commissioners, and he outlined several potential changes that could affect the administration and application of emergency life

support services by City of Marco Island personnel.

City Manager McNees concluded by referencing an article in the May 10, 2024 Marco Eagle newspaper regarding capital improvement projects across Collier County that remain unfinished after the expiration of the temporary Collier County 1% Sales Tax levy on December 31, 2023. He commended the Council for fully funding and completing the City's Fire Station 50 and Veterans' Community Parks projects prior to the expiration of the 1% Sales Tax levy.

17. City Attorney's Report

[ID 23-3123](#) City Attorney's Report

None.

18. Departmental Reports

[ID 23-3124](#) Monthly Departmental Reports

No comments were raised regarding the Monthly Department Reports.

19. Citizens' Comments

No members of the public came forward to offer comment during this portion of the meeting.

20. Adjournment

There being no further business before the Council, Chair Grifoni adjourned the meeting at 6:44 P.M.

Jared Grifoni, Council Chair

ATTEST:

Joan Taylor, City Clerk

PREPARED BY:

Jim Kornas, Recording Specialist