



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Agenda - Final

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*

Monday, September 9, 2024

5:30 PM

Community Meeting Room

1. Call to Order

2. Roll Call

3. Invocation - Rabbi Mark Gross of Jewish Congregation of Marco Island

4. Pledge of Allegiance

5. Approval of the Agenda

6. Public Hearing - Adoption of Tentative FY2024-2025 Millage Rate & Budget

a. [ID 24-3736](#) Resolution - Adopting the Tentative FY2025 Millage Rate - City of Marco Island - Guillermo Polanco, Director, Finance

Attachments: [Resolution 24-48](#)

[DR420 Marco Island](#)

[Exhibit A](#)

b. [ID 24-3737](#) Resolution - Adopting the Tentative FY2025 Budget - City of Marco Island - Guillermo Polanco, Director, Finance

Attachments: [Resolution 24-49](#)
[Exhibit A](#)
[FY25 Council Initiative Cover Sheet](#)
[FY25 Spending Cap](#)
[FY25 Budget Summary](#)
[FY25 General Fund](#)
[FY25 Special Revenue Fund](#)
[FY25 Enterprise Fund](#)
[FY25 SAD Funds](#)
[FY25 Internal Services Fund](#)
[FY25 Hideaway Beach Tax District](#)
[FY25 Governmental CIP](#)
[FY25 Public Works Funding Sources](#)
[FY25 One-Cent Sales Tax](#)
[FY25 Water & Sewer CIP](#)
[FY25 Department Capital Cover Sheet](#)
[FY25 Consolidated Debt Summary](#)
[FY25 Fire Pension Fund](#)
[FY25 Police Pension Fund](#)

c. [ID 24-3738](#) Resolution - Adopting the Tentative FY2025 Millage Rate - Hideaway Beach Special Taxing District - Guillermo Polanco, Director, Finance

Attachments: [Resolution 24-50](#)
[DR-420 Hideaway Beach](#)
[Hideaway Beach Property Tax Map](#)
[Hideaway Meeting Minutes for 5-16-24 - Draft](#)

d. [ID 24-3739](#) Resolution - Adopting the Tentative FY2025 Budget - Hideaway Beach Special Taxing District - Guillermo Polanco, Director, Finance

Attachments: [Resolution 24-51](#)

7. Approval of the Minutes

[ID 23-3157](#) Approval of the City Council Meeting Minutes of August 19, 2024

Attachments: [City Council Meeting Minutes of August 19, 2024](#)

8. Approval of Consent Agenda

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

a. [ID 24-3779](#) Authorize the City Manager to Execute a Change Order to C.A.P Government, Inc. for Purchase Order for Municipal Support

Inspection Services in the Amount not to exceed \$80,000.00
(Original PO \$13,440) - Raul Perez, Chief Building Official, Building Services

Attachments: [Fort Lauderdale Piggy Back Extension thru 5-15-25](#)

b. [ID 24-3818](#) Authorize the City Manager to Execute a Purchase Order Change Order to Bentley Electric Company of Naples FL., Inc. for Street Light Maintenance Services in the Amount of \$61,000 (Original PO \$45,555) - Justin Martin, P.E., Director, Public Works

Attachments: [Fully Executed Contract 19-001](#)

c. [ID 24-3819](#) Authorize the City Manager to Issue a Purchase Order to Titan Concrete & Utilities, Inc., for the Stormwater Pipe Replacement at 275 S. Heathwood Drive in the Amount of \$96,300.00, using the City Public Infrastructure Construction Services Contract 2023-029 - Justin Martin, P.E., Director of Public Works

Attachments: [Titan Concrete & Utilities, Inc. Estimate](#)

d. [ID 24-3812](#) Award of Contract to Thomas Marine Construction, Inc. for Repair of the West Winterberry Drive Bridge in the Amount not to Exceed \$228,900.00 - Justin Martin, P.E., Director, Public Works

Attachments: [Notice of Intent to Award](#)

[Bid Tabulation](#)

9. Proclamations and Presentations

a. [ID 23-3321](#) Employee Service Awards: Fidencio Mireles - 10 Years

b. [ID 24-3747](#) Proclamation - Hunger Action Month September 2024

Attachments: [Proclamation](#)

10. Citizens' comments on agenda 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.]

11. Quasi-Judicial Public Hearing - None

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.)

12. Ordinances

A. Public Hearings

[ID 24-3789](#) Ordinance - Second Reading - Revised Municipal Code of Ordinances - Jeff Katims, Consultant, Research Director, GFK

Attachments:

[Ordinance 24-15](#)
[Exhibit A of Ordinance 24-15 - Revised Municipal Code of Ordinances](#)
[Business Impact Estimate](#)
[Affidavit of Publication for Ordinance 24-15 for 9-9-24 Meeting](#)

B. First Readings

[ID 24-3822](#) Ordinance - First Reading - Rezone (REZN-24-000105)
Petition Request to Rezone from C-1/C-1T Commercial to C-3 Commercial for Property Located at 531 South Collier Boulevard, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments:

[Ordinance 24-16](#)
[Staff Report](#)
[Application](#)
[Cover Letter](#)
[Narrative and Evaluation Criteria](#)
[Warranty Deed](#)
[Plat Book 6 Page 59](#)
[Environmental Waiver Request](#)
[Response Letter](#)
[Email from Mary Holden - 12-21-23](#)
[NIM Summary](#)
[C-1 C-1T Sec. 30-182 Permitted Uses](#)
[C-3 Sec. 30-222 Permitted Uses](#)

13. Resolutions & City Council Items

a. [ID 24-3815](#) Resolution - Adopting a Schedule of Fees, Deposits and Surety Amounts Pertaining to Registration of Lawn and Landscape Maintenance Professionals, Administration of Nuisance Abatement Actions, Applications for Cable Telecommunication Services Franchises, Establishment of Utility Accounts, Inspection of Grease Traps and Interceptors, Registration and Inspection of Grease Haulers, Applications for Alternative Water and Sewer Impact Fees, and Agreements for Developer Water and Sewer Contribution Credit - Jeff Katims, Consultant, Research Director, GFK
Attachments: [Resolution 24-52](#)

b. [ID 24-3816](#) Resolution - Adopting an Updated Schedule of Civil Penalties & Fines for Enforcement of the City's Code of Ordinances Utilizing the Civil Violation Citation Procedure - Jeff Katims, Consultant, Research Director, GFK
Attachments: [Resolution 24-53](#)

c. [ID 24-3817](#) Resolution - Adopting Updated Civil Penalties and Fines for Enforcement of the City's Code of Ordinances Utilizing the Notice of Violation Procedure - Jeff Katims, Consultant, Research Director, GFK
Attachments: [Resolution 24-54](#)

d. [ID 24-3813](#) Award of Contract to Public Risk Insurance Agency (PRIA) in the Amount of \$1,424,444 for Property, Casualty, and Excess Worker's Compensation Insurance Coverage - Angela Johenning, Purchasing & Risk Manager
Attachments: [Premium Recapitulation Exhibit A](#)
[Premiums Renewal Comparison 2024-2025 - RFP 2024-027](#)

e. [ID 24-3821](#) Award of Contract to Infinite Construction, LLC for the Marco Island - San Marco Drainage Improvement of \$982,703.01 - Justin Martin, P.E., Director, Public Works
Attachments: [Notice of Intent to Award](#)
[Bid Tab](#)

f. [ID 24-3814](#) Recommendation by the Parks and Recreation Advisory Committee to Install a Merchant Marine Flag in Veterans' Community Park - Samantha Malloy, Manager of Parks, Culture & Recreation
Attachments: [Parks and Recreation Advisory Committee Recommendation](#)

g. [ID 24-3825](#) Rejection of Bids for the Tide Leveling - Canal Flushing Improvement Project (ITB 2024-020) - Justin Martin, P.E., Director, Public Works
Attachments: [Bid Tab](#)

h. [ID 24-3824](#) Discussion - Naming of City Park Located in the San Marco Planned Unit Development (NCH Property across from City Hall) - Daniel Smith, Director, Community Affairs/Growth Management

Attachments: [Resolution 10-27 - Naming Rights](#)

[Park location - Arial](#)

[Park Plan - Equipment](#)

i. [ID 24-3802](#) City Manager's Performance Evaluation

Attachments: [2024 Compiled Ratings Exhibit B](#)

[2024 Compiled Ratings - Areas of Focus](#)

[Section 4 - Performance Evaluations](#)

[2024 Self Evaluation - City Manager](#)

[Chairman Grifoni 2024](#)

[Vice-Chairman Brechnitz 2024](#)

[Councilor Blonna 2024](#)

[Councilor Irwin 2024](#)

[Councilor Folley 2024](#)

[Councilor Rola 2024](#)

[Councilor Palumbo 2024](#)

14. Items Removed from the Consent Agenda

15. Council Communications & Future Agenda

[ID 23-3158](#) Future Agenda Items

Attachments: [Future Agenda 9-23-24](#)

16. Council Reports - None

17. City Manager's Report

18. City Attorney's Report - None

19. Departmental Reports

[ID 23-3159](#) Monthly Departmental Reports

Attachments: [Public Works](#)

[Water & Sewer](#)

[Police](#)

20. *Citizens' Comments*

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

21. *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 hearing due to disability should contact the City of Marco Island at (239) 389-5010 at least two days prior thereto if you would like to receive any of the items on the agenda by email. Please contact the City Clerk at 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.