

City of Marco Island Florida

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



Meeting Minutes - Final

Monday, March 15, 2021

5:30 PM

Community Meeting Room

City Council

*Chair: Jared Grifoni
Vice-Chair: Greg Folley*

*City Council: Claire Babrowski,
Rich Blonna, Erik Brechnitz,
Becky Irwin, Joe Rola*

*City Manager: Mike McNees
City Attorney: Alan L. Gabriel
Acting City Clerk: Casey Lucius*

1. Call to Order

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

2. Roll Call

Present: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

(Note: With the consent of the Council, Councilor Irwin participated in the entire meeting via Zoom teleconference connection)

Also Present

Michael McNees, City Manager
Laura Litzan, City Clerk
Alan L. Gabriel, City Attorney
Tracy Frazzano, Police Chief
Chris Byrne, Fire Chief
Guillermo Polanco, Finance Director
Daniel J. Smith, Community Affairs Director
Tim Pinter, Public Works Director
Jose Duran, Information Technology Director
Dave Batiato, Assistant Fire Chief
Miguel Carballo, Fleet & Facilities Manager
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors

3. Invocation

Offered by Reverend Ken Garazin of the Marco Island Lutheran Church.

4. Pledge of Allegiance

Led by Chair Grifoni.

5. Approval of the Agenda

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

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

6. Approval of the Minutes

- a. [ID 21-1407](#) Approval of the Special-Called City Council Meeting Minutes of February 22, 2021

MOTION by Councilor Blonna, seconded by Vice-Chair Folley, that the Minutes of the Special-Called City Council Meeting of February 22, 2021 be Approved.

MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

- b. [ID 20-1204](#) Approval of the City Council Meeting Minutes of February 22, 2021

MOTION by Councilor Blonna, seconded by Councilor Brechnitz, that the City Council Minutes of February 22, 2021 be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

- c. [ID 20-1210](#) Approval of the City Council Meeting Minutes of March 1, 2021

MOTION by Councilor Blonna, seconded by Councilor Brechnitz, that the City Council Minutes of March 1, 2021 be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

7. Approval of Consent Agenda

MOTION by Councilor Babrowski, seconded by Councilor Irwin, that the Consent Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

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

- [ID 21-1431](#) Approving the Purchase Order for a New, Fully Equipped, 2021 Ford F-150 Crew Cab, 4WD XL 5.5' Bed 145" WB for the Fire Rescue Department, in the Amount of \$49,735.00, from Alan Jay Fleet Sales

8. Proclamations and Presentations

- [ID 21-1423](#) Representative Bob Rommel - Florida House of Representatives

Representative Bob Rommel (Florida House of Representatives, District 106), engaged with the City Council via Zoom teleconference connection to offer insight and perspective on a number of Florida House and Senate bills potentially affecting citizen property rights and local municipal home rule that are currently being reviewed in Tallahassee during the current March 2 - April 30, 2021 Legislative Session.

Following an opportunity for each Councilor, in turn, to ask questions of Representative Rommel, City Council Chair Jared Grifoni thanked Representative Rommel for his candid responses and support for the concerns raised.

9. Citizens' Comments on Agenda Items Not Scheduled For Public Hearing and Items Other Than Those Appearing On The Agenda.

Mr. Joe Oliverio (Caxambas Ct.) asked for an update on the status of paving and upgrading Durnford Way, the access way behind his place of business. At the request of Chair Grifoni, Public Works Director Tim Pinter provided an expected timetable for the project.

Mr. Ken Honecker (Dorando Ct.) raised three questions: 1) the status of impact fee monies that were expected to be returned by Collier County to the City related to the Mainsail water project expansion back in 2003; 2) an understanding of the City's intention for use of the funds expected to be generated from the

sale of recently-identified surplus property parcels currently controlled by Marco Island's Water Utility Department, and; 3) the expected conclusion of the discussion of Resolution 21-15 (Item 12a on the evening's agenda). Chair Grifoni provided Mr. Honecker with a brief response to each question and indicated that City Manager McNees can be available for follow-up on the first item, if desired.

10. Quasi-Judicial Public Hearing

No quasi-judicial items were brought before the Council at this meeting.

11. Ordinances

No Ordinances were brought forward for the Council's consideration.

12. Resolutions & City Council Items

- a. [ID 21-1427](#) Resolution - Approving the Alternative Water and Wastewater Impact Fee Calculation for the Mainsail Apartments Project

City Clerk Laura Litzan read Resolution 21-15 into the record by title only.

Finance Director Guillermo Polanco briefly outlined the nature of the request, and he shared the resulting impact fee reduction that would apply if the Resolution was approved by the Council.

Mr. Jonathan Kassolis, the Registered Agent for SKC Marco Shores, LLC (the developer for the Mainsail Apartments Project) was not present as planned at the beginning of the Council's review, resulting in the Council's discussion of this Resolution being conducted in part before State Representative Rommel's 7:00 P.M. Zoom teleconference call with the Council, and continued for completion after Representative Rommel's teleconference call and the Council's review of Item 12b. (Resolution - Site Development Plan - Veterans' Community Park).

Chair Grifoni also called for a brief, five minute recess from 7:30 P.M. - 7:35 P.M., immediately after Representative Rommel's call. (Editorial Note: For the record, all members of the Council were present when the discussion on Resolution 21-15 resumed at 7: 35 P.M.)

Mr. Kassolis was present for the discussion and the Council's action after Representative Rommel's teleconference call and the Council's review and direction on Item 12b.

Public Comment

Mr. Ken Honecker (Dorando Ct.) expressed strong concern with Marco Island residents subsidizing the water and sewer rates of an off-Island development, and he provided his perspective and recollections regarding the Council's deliberations on this topic during his tenure as a Marco Island City Councilor.

MOTION by Vice-Chair Folley, seconded by Councilor Blonna, that Resolution 21-15 - Approving the Alternative Water and Wastewater Impact Fee Calculation for the Mainsail Apartments Project, be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

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

No: 1 - Councilor Brechnitz

- b. [ID 21-1429](#) Resolution - Site Development Plan Veterans Community Park located at 901 Park Avenue, Marco Island, FL 34145

City Clerk Laura Litzan read Resolution 21-16 into the record by title only.

Community Affairs Director Daniel J. Smith briefly summarized the recent modifications to the proposed Site Development Plan, and Mr. James Pankonin, Architect and Urban Designer with Kimley-Horn Engineering & Design Consultants, presented a detailed overview (with renderings) of the planned Veterans' Community Park project.

Both gentlemen fielded a number of questions and concerns raised by members of the Council, and were later joined by Mr. David Puls, Project Director, Manhattan Construction Company to address specific project cost concerns.

Public Comment

Mr. Howard Reed (Bald Eagle Drive) noted that completion of the proposed Veterans' Community Park project will result in a park that will experience high daily use (as compared to the limited number of days annually that the current park site is engaged). Given this, and the need for the restroom facilities to remain open six or seven days a week to accommodate citizen and visitor needs, he proposed that a modification to the building's equipment storage area be considered to house an on-duty Park Attendant who can, among his/her other duties, provide oversight and minimize potential vandalism to the new park's amenities.

Mr. Ed Issler (Joy Circle) suggested that the Council solicit public comment on the renderings as presented by Mr. Pankonin, as well as consider reducing the height and intricacy of the bandshell design to reduce expected project cost.

Mr. Ken Honecker (Dorando Ct.) expressed support for the project cost concerns raised during the Council's discussion of this project, and he asked the Council to not approve this Site Development Plan until the project's overall cost is better understood.

Mr. David Crain (Gayer Way) brought the Council's attention to an email which he sent to all Councilors expressing concern that the proposed rain and storm water management plan for the 10.1 acre Veterans' Community Park project may have been inadequately addressed in the development of the plan.

Ms. Kristin Aiuto (S. Joy Circle) noted that, as a resident living across the water from Veterans' Community Park, she currently enjoys the music and the current visual aesthetic of the park that she sees from her home. She further noted that, as the project has expanded beyond the bandshell to include playground equipment, hammocks, swinging benches and a large boardwalk area, she feels that the project is growing too large, too fast. She supported Mr. Issler's recommendation to publicize and solicit more community awareness and input prior to proceeding toward construction of the proposed plan.

Given the concerns raised by the Council and the members of the public, Chair Grifoni requested that the fully-vetted expected project cost, the estimated post-construction annual maintenance expense, and the potential additional changes to Site Development Plan return to the Council under a unified, comprehensive review of the project at its regular April 19, 2021 City Council meeting.

MOTION by Councilor Brechnitz, seconded by Councilor Rola, that Resolution 21-16 - Site Development Plan for Veterans' Community Park Located at 901 Park Ave., Marco Island, FL 34145 be CONTINUED for review at a later date. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

- c. [ID 21-1428](#) Selection of Cartegraph Solutions as the Enterprise Asset Management System for the City of Marco Island and Approval of Funding for Phase One

Implementation

City Fleet and Facilities Manager Miguel Carballo briefly described the selection process employed in arriving at Cartegraph Solutions as the proposed enterprise asset management system provider for the City, and he outlined the expected costs and timetable for the initial implementation phase of this system. Several questions were raised by members of the Council regarding budget year impacts and project payback, and Mr. Carballo provided responses.

No members of the public came forward to comment on this proposed selection.

MOTION by Councilor Brechnitz, seconded by Vice-Chair Folley, that the Selection of Cartegraph Solutions as the Enterprise Asset Management System for the City of Marco Island, and the Approval of the Funding for the Phase One Implementation Effort, be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

d. [ID 21-1421](#) Discussion - 2021 Annual Pavement Resurfacing Program

Public Works Director Tim Pinter shared a visual presentation of the proposed plan for the 2021 Annual Pavement Resurfacing Program, and he outlined the methodology used to identify and select the roadways proposed as well as reviewed the budget to complete the effort. Several members of the Council raised questions regarding other specific roadways and areas of concern, as well as on the life expectancy for roadway repairs in general. Mr. Pinter provided responses to the Councilors.

No members of the public came forward to offer comment on the proposed plan.

MOTION by Councilor Blonna, seconded by Vice-Chair Folley, to Direct the City Manager to Create the Bid Package and to Advertise for the 2021 Annual Pavement Resurfacing Program, be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Councilor Blonna, Councilor Irwin, Councilor Brechnitz, Vice-Chair Folley, Councilor Rola, Councilor Babrowski and Chair Grifoni

13. Items Removed from the Consent Agenda

No items were removed from the Consent Agenda at this meeting.

14. Council Communications & Future Agenda

Councilor Brechnitz began by pointing out the scale of the City's projects already approved and underway, including: Veterans' Community Park, the completion of the City's Comprehensive Plan, a new Emergency Operations Center and Fire Station building, the renovation and move of City Staff members to the newly-purchased City Annex building, and the highly-anticipated Environmental Research & Design Water Quality Report. Given these, he expressed concern about the ability of the City Staff to handle much more without negatively impacting its performance on these important projects.

Councilor Brechnitz next proposed that, given the number of City Councilors (five of the seven) who have less than a year of experience on the Council, a review of the Council and the City's plans for the monies expected from Collier County's temporary 1% sales tax hike would be helpful to align the Council on its direction going forward.

Councilor Brechnitz concluded by complimenting the City Manager and Staff for the execution efficiency of City's ongoing citizen vaccination program at Mackle Park, and he noted that he would pass along a letter

from the leadership of Naples Community Hospital regarding its intentions for the proposed Planned Unit Development (PUD) site at 40 South Heathwood Drive to City Manager McNees for distribution to all members of the Council.

Councilor Blonna reminded the Council and the public of the planned Water Quality 'Educational Update' on April 8th from 5:30 P.M. - 7:30 P.M. He outlined the objectives for the Update and he invited his colleague Councilors to participate with him in the event.

Councilor Blonna next communicated that the Resolution creating a 'Business Development and Redevelopment Ad Hoc Committee' is expected to come before the Council for approval at its next (April 5th) meeting.

Councilor Blonna concluded by recommending that the Council review and discuss how the City might apply the anticipated \$2.1 million coming to it as a result of Washington's recently-passed \$1.9 trillion COVID Relief Package. In response, Chair Grifoni asked City Manager McNees to undertake some further investigation to determine when those funds are expected to be available, and to identify what requirements or limitations might be attached to those funds.

Councilor Rola, in follow-up to the topic raised by Collier County District 1 Commissioner Rick LoCastro at the February 22nd Special-Called Meeting of the City Council regarding Isles of Capri water and sewer issues, presented and reviewed a three-page presentation raising questions and considerations that would need to be addressed in any future plans to expand the service area of the Marco Island Utilities Department.

Chair Grifoni communicated and commented on the following:

1) Last Weekend's (March 13, 2021) Island Rocks Concert

Seeing the exceptional turnout and success of the event as evidence of the importance and value of the planned redevelopment of Veterans' Community Park, Chair Grifoni noted that plans to continue this activity during the construction of the bandshell and surrounding amenities will need to be reviewed and discussed by the Council.

2) Construction Screening at the Base of the Judge SS Jolley Bridge

Chair Grifoni noted Collier County District 1 Commissioner Rick LoCastro's quick action on addressing the materials staging area as promised to the Council at its February 22nd Special-Called Meeting.

3) Given the discussion and the insights gained during Council's review of Resolution 21-15 (Alternative Water and Wastewater Impact Fee Calculation) earlier in the evening, Chair Grifoni requested a review by the Council of existing Ordinance 06-16.

4) Committee Summary Report

Chair Grifoni noted that the reference to the discussion of 'Beach Mats' to allow individuals using assistive devices to access the beach was not correctly summarized on the report for the Beach and Coastal Resources Advisory Committee. He would like this item to come before the Council for review.

5) Commissioner LoCastro's Tigertail Action Meeting

In clarification of Collier County Commissioner LoCastro's pledge to quickly bring together the necessary stakeholders to develop a Tigertail Beach and Conservation Area Action Plan as expressed at the Special-Called Meeting of the Council on February 22nd, Chair Grifoni noted that Collier County has the responsibility to call this meeting together, and that more information from the County will be forthcoming

soon.

Vice-Chair Folley expressed dissatisfaction with the comparative allocation of the \$1.9 trillion COVID Relief Package to Marco Island (\$2.1 million) as compared to Naples (\$9.0 million), and he asked that the Council be provided an opportunity to review and discuss his concern.

Vice-Chair Folley concluded by requesting confirmation of the plan to conduct a luncheon 'Council Communications' session from 12:00 P.M. - 1:00 P.M. on Wednesday, March 31st, just prior to the Council's Comprehensive Plan Workshop.

[ID 20-1209](#) Future Agenda Items

Councilor Brechnitz requested that a review of the City's planned use for the temporary 1% Collier County Sales Tax allocation be placed on a Future Agenda of the Council.

Councilors Blonna and Folley requested that a discussion of the \$2.1 million allocation to Marco Island from Washington's \$1.9 trillion COVID Relief Bill be placed on a Future Agenda of the Council.

Chair Grifoni requested that a review of Ordinance 06-16 (Alternative Water and Waste Water Impact Fees) be placed on a Future Agenda of the Council.

Chair Grifoni requested that the 'Beach Mat' issue that was reviewed by the Beach & Coastal Resources Advisory Committee be scheduled for review on a Future Agenda of the Council.

15. Council Reports

No Council Reports were presented at this meeting.

16. City Manager's Report

While City Manager McNeas indicated that he had no formal report prepared, he did take a moment to thank Councilor Brechnitz for bringing attention to the number and scale of the City projects currently underway, and he asked the Councilors to be considerate of this fact as they weigh the possibility of adding other projects to the City Staff's workload.

17. City Attorney's Report

[ID 20-1207](#) City Attorney's Report

City Attorney Alan Gabriel took a moment to sensitize the Council on the often long, and sometimes unpredictable nature of litigation matters involving the City. Citing one litigation case example, he shared actual dates when certain events took place to further reinforce his message to the Council.

18. Departmental Reports

[ID 20-1208](#) Monthly Departmental Reports

Councilor Blonna noted the continued performance of the City in completing permit inspections and he asked for more information on permit waiting times. Community Affairs Director Dan Smith shared his experience and insight on the permit submission process in response to Councilor Blonna's request.

19. Citizens' Comments

Mr. Rob White (Rainbow Ct.) called in to offer his comments regarding the discussion with Representative Rommel on residential property rentals, and his experience as someone who rents his property

periodically. As an Information Technology professional, he believes that technology is the key to helping property owners better manage their tenants to ensure that neighbors are not inconvenienced when homes are rented out.

Mr. William Flasche (Bald Eagle Dr.) indicated: 1) that he did not believe that Marco Island should initiate any action to address the Isles of Capri water and sewer issue, and; 2) that any money received by Marco Island under the \$1.9 trillion COVID Relief Package should first be applied to a reduction of the City's debt. His primary motivation for coming forward, however, was to petition the City to contact and become familiar with one or more companies that specialize in building small, 24/7 'mini hospitals' that could replace the current NCH Marco Healthcare Center and alleviate the need for Island residents to drive off-Island whenever a medical procedure requiring an overnight stay is necessary.

20. Adjournment

There being no further business before the Council, the meeting adjourned at 8:57 P.M.

Jared Grifoni, Council Chair

ATTEST:

*Casey Lucius, Assistant to the City Manager
and Acting City Clerk*

PREPARED BY:

Jim Kornas, Recording Specialist