

City of Marco Island Florida

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



Meeting Minutes - Draft

Thursday, May 16, 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 Barto and Member Zinkan participated via telephone.)

Also Present

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers
Michael Poff, Coastal Engineering Consultants, Inc.
David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L. (participated via Zoom)*

*City Staff:
Justin Martin, P.E., Director of Public Works
Tara Kosieracki, Administrative/Project Coordinator
Martin Luna, Audio Visual Technician*

SPECIAL MOTION

MOTION by Vice-Chair Delawder, seconded by Member Fernstrum that Member Barto and Member Zinkan be able to actively participate and vote on matters coming before the Board this day, May 16, 2024. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 3 - Board Member Fernstrum, Board Member Delawder and Board Member Ryan

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan.

(4) ELECTION OF OFFICERS

[ID 24-3607](#) Election of Officers - Hideaway Beach Tax District Board

MOTION by Member Zinkan, seconded by Vice-Chair Delawder, that Chair Ryan be re-appointed as Hideaway Beach Tax District Board Chair at the conclusion of this May 16, 2024 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOTION by Member Zinkan, seconded by Chair Ryan, that Vice-Chair Delawder be re-appointed as Hideaway Beach Tax District Board Vice-Chair at the conclusion of this May 16, 2024 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOTION by Vice-Chair Delawder, seconded by Chair Ryan, that Member Fernstrum be re-appointed as Hideaway Beach Tax District Board Treasurer at

the conclusion of this May 16, 2024 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOTION by Vice-Chair Delawder, seconded by Member Fernstrum, that Member Barto be re-appointed as Hideaway Beach Tax District Board Secretary at the conclusion of this May 16, 2024 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

(5) APPROVAL OF THE AGENDA

MOTION by Vice-Chair Delawder, seconded by Member Fernstrum, 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

(6) APPROVAL OF THE MINUTES

[ID 24-3608](#) Approval of the Hideaway Beach Tax District Board Meeting Minutes of April 18, 2024.

MOTION by Vice-Chair Delawder, seconded by Member Fernstrum, that the Hideaway Beach Tax District Board Meeting Minutes of April 18, 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

(7) OLD BUSINESS

A. [ID 24-3604](#) Project Update from Humiston & Moore Engineers (M. Dabees)

Mohamed Dabees acknowledged the legacy and founder of Humiston and Moore Engineering, Ken Humiston. He expressed his gratitude for Ken Humiston's mentorship and acknowledged him as engineer of record on several projects.

M. Dabees of Humiston and Moore Engineering provided an update on the Tigertail Lagoon/Sand Dollar Island for the one year post project completion. He discussed and summarized the flow channel, habitat area, berm conditions, and maintenance. The Collier Creek permits are pending with the Army Corp of Engineers.

M. Dabees discussed the constructed berm elevations and reported that there is a lower elevation at the south portion of the berm. After nesting season, they plan to start the maintenance process. He summarized the management plan and continued coordination with the County and agencies. M. Dabees discussed the meeting with the CAC. They requested a TDC grant for \$350,000 to allocate funds for maintenance. They will continue coordination with the TDC and County Commission.

B. [ID 24-3614](#) 2024 Maintenance from Humiston & Moore Engineers (M. Dabees)

Mohamed Dabees of Humiston & Moore Engineering summarized the maintenance plan, pricing, and the

contractor bid process. Chair Ryan reminded the Board of the emergency expenditure limit and the unknown expenses of hurricane season. The Board and M. Dabees discussed the benefit to approve a larger limit for the Tigertail Lagoon/Sand Dollar Island maintenance and professional services conditioned on receiving \$350,000 from Collier County. Justin Martin, P.E. mentioned that the pricing is based on a per cubic yard basis. M. Dabees added that Chair Ryan and Justin Martin P.E., will be involved with the procurement process. M. Dabees mentioned that the CEC is planning to do physical monitoring over the summer. The physical monitoring report will be presented in the fall for Hideaway and Tigertail Lagoon/Sand Dollar Island.

MOTION by Member Zinkan, seconded by Member Fernstrum authorizing up to \$400,000.00 for the Tigertail Lagoon/Sand Dollar Island maintenance and professional services conditioned on receiving \$350,000.00 from Collier County, 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

C. [ID 24-3609](#) Financial Report as of April 30, 2024 (P. Fernstrum)

Member Fernstrum presented a Financial Summary as of April 30, 2024. Member Fernstrum highlighted the ad valorem property taxes, net gain, rent, and total revenues. Member Fernstrum discussed the expenditures, cash on hand, open purchase orders, available cash, and the statement of cash flow. Member Zinkan commented on the available cash and reserve funds.

Chair Ryan mentioned that they do not have quotes for the bathroom. Chair Ryan commented that the bathroom will most likely be repaired in next year's budget. Chair Ryan noted that the easement ends at the bathroom.

(Note: Member Barto left the meeting at 2:00 P.M. via-telephone.)

D. [ID 24-3605](#) Fiscal 2025 Budget Review and Millage Rate (P. Fernstrum)

Member Fernstrum presented a preliminary budget worksheet. The Board discussed the ad valorem property tax and millage rate. Chair Ryan commented on the unknown and the uncertainties of hurricane season.

MOTION by Member Fernstrum, seconded by Vice-Chair Delawder that the millage rate be set at 1.60 mils. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Board Member Fernstrum, Board Member Zinkan, Board Member Delawder and Board Member Ryan

(8) NEW BUSINESS

(9) STAFF COMMUNICATIONS

Justin Martin, P.E., Director of Public Works reported that the Coastal Advisory Commissioners approved the County cost sharing plan for \$350,000 on May 9, 2024. Justin Martin, P.E., outlined the future meeting dates.

Justin Martin, P.E. discussed the City's responsibility to maintain the waterway markers located in front of Hideaway Beach per the Collier County 2000 Interlocal Agreement. Coastal Engineering coordinated with the FWC, and the markers are still permitted. Justin Martin, P.E., summarized the monitoring survey and marker installation process. The Board discussed the lagoon and current speed zone issues.

(10) PUBLIC COMMENT

None.

**(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 6/20/24* @ 1:30 P.M.
(TENTATIVE)**

The Board reached consensus on Thursday, October 17th at 1:30 P.M. for its next Meeting date.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

(13) OTHER COMMITTEE COMMUNICATIONS

David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L. commented that he is available during the summer for questions.

[ID 24-3602](#) 2024 Summer Meeting Schedule

*Chair Ryan and the Board discussed the 2024 tentative summer meeting schedule. (*Meetings to be scheduled on a as needed basis.)*

*June 13**

*July 18**

*August 15**

*September 12**

(14) ADJOURNMENT

There being no further business before the Board, Chair Ryan adjourned the Meeting at 2:22 P.M.

Tara Kosieracki

Administrative/Project Coordinator

Public Works Department

NOTE: TWO OR MORE CITY COUNCILORS OR OTHER COMMITTEE MEMBERS MAY BE PRESENT