

City of Marco Island Florida

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



Meeting Minutes - Draft

Monday, March 2, 2026

5:30 PM

Community Meeting Room

City Council

*Chair: Darrin Palumbo
Vice-Chair: Rene Champagne*

*City Council: Erik Brechnitz, Tamara Goehler,
Stephen Gray, Deb Henry,
Bonita Schwan*

*Interim City Manager: Casey Lucius
City Attorney: Alan L. Gabriel
City Clerk: Joan Taylor*

1. Call to Order

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

2. Roll Call

Present: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

Also Present

*Casey Lucius, Interim City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Tracy Frazzano, Police Chief
Chris Byrne, Fire Chief
Carol McDermott, Finance Director
Daniel J. Smith, Community Affairs Director
Justin Martin, Public Works Director (via Zoom teleconference connection)
Jose Duran, Information Technology Director
Diana Snover, Human Resources Director
Joe Parrilli, Fleet & Facilities Manager
Mary Holden, Senior Planner
Mario Blanco, Information Technology Manager
Samantha Malloy, Parks, Culture & Recreation Manager
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors*

3. Invocation

Offered by the Reverend Scott Kerens of the Marco Presbyterian Church.

4. Pledge of Allegiance

[ID 25-4906](#) Pledge of Allegiance - Led by Kim Tran of the Marco Island Charter Middle School

Miss Kim Tran led the meeting's attendees in the Pledge of Allegiance.

5. Approval of the Agenda

Chair Palumbo briefly highlighted and reviewed select sections of the City of Marco Island City Council Rules of Procedure for all present.

*[Editorial Note: a copy of the highlighted sections presented may be found on the City's website at:
www.cityofmarcoisland.com > Menu > Agendas and Minutes > City Council > 3/2/26 > Meeting Details]*

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

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

6. Approval of the Minutes

- a. [ID 26-5170](#) Approval of the City Council Parks Master Plan & Capital Infrastructure Bond Workshop Minutes of February 9, 2026

Attachments: [City Council Parks Master Plan and Capital Infrastructure Bond Workshop Minutes of February 9, 2026](#)

MOTION by Councilor Brechnitz, seconded by Councilor Schwan, that the City Council Parks Master Plan & Capital Infrastructure Bond Workshop Minutes of February 9, 2026, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

- b. [ID 25-4907](#) Approval of the City Council Meeting Minutes of February 17, 2026

Attachments: [City Council Meeting Minutes of February 17, 2026](#)

MOTION by Vice-Chair Champagne, seconded by Councilor Henry, that the City Council Meeting Minutes of February 17, 2026, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

7. Approval of the Consent Agenda

Councilor Brechnitz requested that Agenda Item 7b (Award of Contract for Demolition of Existing Racquet Center) be removed from the Consent Agenda.

[Editorial Note: the record of the Council's decision on this item is now reflected in these Minutes under Agenda Item 16 (Items Removed from the Consent Agenda)]

MOTION by Councilor Gray, seconded by Vice-Chair Champagne, that the Consent Agenda be Approved as Amended. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

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

- a. [ID 26-5149](#) Resolution - Approving Appointment to the Beautification Advisory Committee by Councilor Goehler - Joan Taylor, City Clerk

Attachments: [RESOLUTION 26-08](#)
[Rhonda Gloodt application](#)

8. Proclamations and Presentations

- a. [ID 25-4908](#) Employee Service Awards - Diana Snover, Director, Human Resources

City of Marco Island Human Resources Director Diana Snover recognized and called forward Mr. Mario Blanco of the City's Information Technology Department to receive his appreciation of service recognition

and pin as presented by Marco Island City Council Chair Darrin Palumbo.

- b. [ID 26-5204](#) Proclamation - Noontime Rotary Club 60th Anniversary Recognition

Attachments: [Proclamation](#)

Council Chair Darrin Palumbo, joined by Councilor Deb Henry, recognized the Marco Island Noontime Rotary Club on the occasion of its 60th Anniversary. He presented a Proclamation announcing this milestone to Noontime Rotary Club President Sue Haviland and fifteen members of the organization.

- c. [ID 26-5213](#) Presentation by Diana Bello of Kimley-Horn Providing Update on Grant Writing Services for the City of Marco Island - Casey Lucius, Ph.D., Interim City Manager

Attachments: [Kimley Horn Grant Presentation](#)
[Kimley Horn Revised Proposal](#)

Ms. Diana Bello, Funding Strategies Division Representative, Kimley-Horn & Associates, Inc., shared the results of her organization's contracted effort to solicit infrastructure, resiliency/environmental hardening, and conservation/beautification improvement grants on behalf of the City of Marco Island during Fiscal Year 2025.

Ms. Bello noted the status of five (5) grant applications submitted, and she responded to a number of questions from members of the Council.

No members of the public came forward to offer comment.

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

Mr. David Cadwell (Marco Villas Dr.) recommended that the Council and the City Staff elevate its effort to mitigate the effect of pickleball-playing noise on residential property owners living near the Marco Island Racquet Center by engaging the City's Planning Board in an effort to re-categorize all pickleball playing locations on Marco Island under a new, uniquely-defined zoning and land use category.

Ms. Carla Cadwell (Marco Villas Dr.) expressed her belief that remedial efforts to absorb or limit the unique noises associated with pickleball play will be insufficient to address the concerns of residents living near the Marco Island Racquet Center. She encouraged the Council to pursue a more comprehensive solution.

Ms. Linda Scherzinger (Plantation Ct.) highlighted the upcoming Marco Nature Night Event and the Marco In Bloom property landscaping contest hosted by the Marco Island Beautification Advisory Committee. She encouraged all to participate.

Mr. Joseph Oliverio (Caxambas Ct.) requested the Council and the City Staff pursue an amendment to the City's Code of Ordinances to allow property owners to fly an American flag anywhere on their property.

10. City Manager's Report

- [ID 25-4974](#) City Manager's Report

Attachments: [City Manager's Report](#)
[After Action Status Nov - Feb](#)

Interim City Manager Casey Lucius encouraged all members of the public to attend the Water & Sewer Department's Open House on March 19th from 9:00 A.M. - 11:30 A.M. at the City North Water Treatment Plant.

Chair Palumbo took the opportunity to highlight and commend the City Staff on two "Team Wins" that were included in the Interim City Manager's March 2, 2026 Report.

11. City Attorney's Report

City Attorney Alan Gabriel provided no verbal or written update to the Council at this meeting.

Council Brechnitz did, however, during Agenda Item 12 (Departmental Reports) confirm with City Attorney Gabriel the ability for the City Council to initiate and put before the voters its own referendum regarding the potential implementation of Advanced Water Treatment (AWT) performance standards in the City's treatment of waste water at its Wastewater Treatment Plant.

Chair Palumbo also shared the results of his recent engagement with the citizen group that is currently soliciting voter signatures to qualify placing an AWT petition on the ballot in the Fall of 2026.

12. Departmental Reports

[ID 25-4909](#) Monthly Departmental Reports

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

Councilor Henry requested insight from City of Marco Island Public Works Director Justin Martin on the likely timing for night work on the North Collier Boulevard/North Barfield Drive intersection project, and she encouraged all citizens to review the Monthly Departmental Reports for insights on activities and projects on the Island.

Councilor Gray inquired of City Clerk Joan Taylor: 1) the status of Advanced Water Treatment (AWT) citizen petitions, and; 2) clarification of the goals for the forthcoming March 18, 2026 Marco Island Community Parks Foundation Workshop with the Marco Island Parks & Recreation Advisory Committee (PRAC) vis a vis the City's Parks and Recreation Master Plan.

Councilor Gray also requested insight from Interim City Manager Casey Lucius on: 1) how to interpret the comparative year-over-year statistics of internal IT Help Desk tickets, and; 2) the benefits to the City of the recently-completed fiber network installation at Veterans' Community Park and Winterberry Park.

Councilor Schwan asked Police Chief Tracy Frazzano and Interim City Manager Casey Lucius to begin publishing bicycle/e-bike stops and citations issued in the "Weekly Police Blotter" published in the Coastal Breeze newspaper.

Councilor Schwan also requested that the PRAC and Community Parks Foundation March 18, 2026 Workshop participants be reminded of the City Council's Parks & Recreation priorities determined at its February 9, 2026 Parks Master Plan & Capital Infrastructure Bond Workshop.

Council Schwan concluded by thanking Interim City Manager Casey Lucius for her recognition of the Marco Island Historical Society's recognition as "Voted #3 Best Small Town Museum" in USA Today's 10

Best Reader's Choice 2026 survey. [Editorial Note: see City Manager - City Council Report of March 2, 2026 included with Agenda Item 10 for this meeting]

Councilor Goehler requested that the City Staff investigate recent complaints voiced by citizens regarding the audio/visual quality of City meetings being broadcast by one or more of the local cable providers.

Chair Palumbo, in noting the recent swearing-in of new police officers in the Police Department Monthly Department Report of March 2, 2026, commended his fellow Councilors for attending the swearing-in ceremony. He also encouraged the City Staff department leaders to notify members of the City Council in advance when personal representation and presence by at least one City Councilor at ceremonial events would be appreciated.

13. Quasi-Judicial Public Hearing

- a. [ID 26-5214](#) Resolution - Boat Dock Extension (BD-25-000215) Request to Allow for a Dock to Encroach an Additional Forty Six Feet (46') for Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) (Rookery Bay Research Reserve-Goodland) for Property Located at 2561 San Marco Rd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [RESOLUTION 26-11](#)

[Staff Report](#)

[Application](#)

[Narrative](#)

[Plans](#)

[Benthic Survey Report](#)

[Notice of Publication](#)

City Clerk Joan Taylor read Resolution 26-11 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 related to the Applicant's Appeal.

City of Marco Island Growth Management Department Senior Planner Mary Holden outlined the rationale for the request and the Planning Board's unanimous recommendation of Approval for the City Council's consideration.

No members of the public came forward to offer comment.

MOTION by Councilor Goehler, seconded by Councilor Schwan, that Resolution 26-11 - Boat Dock Extension Request BD-25-000215 to allow for a dock to encroach and additional forty six feet (46') for Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) (Rookery Bay Research Reserve - Goodland) for the property located at 2561 San Marco Road, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

- b. [ID 26-5217](#) Resolution - Variance Petition (VP-25-000205) Request to Allow for a

Rear Setback Encroachment for a Screen Enclosure for Property Located at 1815 Woodbine Ct. Marco Island, FL 34145 - Joshua G. Ooyman, Planner II, Community Affairs/Growth Management

Attachments: [RESOLUTION 26-12](#)

[Staff Report](#)

[Application](#)

[Site Plan](#)

[Impervious Worksheet](#)

[Notice of Publication](#)

City Clerk Joan Taylor read Resolution 26-12 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 related to the Applicant's Appeal.

City of Marco Island Growth Management Department Senior Planner Mary Holden outlined the rationale for the request and the Planning Board's unanimous recommendation of Approval for the City Council's consideration.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Councilor Henry, that Resolution 26-12 - Variance Petition Request VP-25-000205 to allow for a rear setback encroachment for a screen enclosure for the property located at 1815 Woodbine Court, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

14. Ordinances

None.

15. Resolutions & City Council Items

- a. [ID 26-5211](#) Determination of Infrastructure Bond Amount and Projects, Casey Lucius, Interim City Manager

Attachments: [March 2 Council meeting bond project list](#)

[Bond Referendum - Critical Events Schedule](#)

Interim City Manager Casey Lucius presented a detailed review of the City's proposed infrastructure improvement projects for inclusion into a Fall, 2026 Infrastructure Bond Referendum for potential voter approval.

The Council actively reviewed each proposed project, raised and discussed alternative funding levels and funding approaches, and shared perspectives on the overall level of bond funding to pursue under a 2026 referendum.

No members of the public came forward to offer comment.

The City Staff was given direction by the Council to prepare a Resolution and to draft proposed ballot language supporting a \$55 million bond referendum request for review and final Council approval at an April, 2026 City Council Meeting.

- b. [ID 26-5218](#) Racquet Center Fees and Memberships Recommendation - Samantha Malloy, Manager of Parks, Culture, & Recreation

Attachments: [PRAC Fees Recommendation](#)

City of Marco Island Parks, Culture & Recreation Manager Samantha Malloy, along with City of Marco Island Parks & Recreation Advisory Committee (PRAC) Chair Dolores Siegel, reviewed the PRAC's recommendations on membership and membership fees for tennis and pickleball play at the Marco Island Racquet Center.

MOTION by Councilor Schwan that authorization of the Interim City Manager to increase the Marco Island Racquet Center membership, guest, and court rental fees as proposed, and with an accounting of all fees collected into an account separate from the City of Marco Island General Fund, for the purposes of funding future Marco Island Racquet Center improvements, be Approved. MOTION FAILED FOR LACK OF A SECOND.

The Council actively engaged Manager Malloy and PRAC Chair Siegel in a discussion of tennis vs. pickleball play, the number of members, new member waiting lists, and fee competitiveness with similar on and off-Island facilities.

Public Comment

Mr. Darin Spindler (Royal Marco Way), member of the Marco Island Parks & Recreation Advisory Committee, reminded the Council of his collaborative investigation with Ms. Carla Cadwell (Marco Island Racquet Center neighborhood resident), and Mr. Tim Annett (Marco Island resident and pickleball enthusiast) as presented at the Council's February 9, 2026 Parks Master Plan & Capital Infrastructure Bond Workshop, regarding the application of potential pickleball noise mitigation devices at the Marco Island Racquet Center and the need to consider other modifications (e.g. swale parking prohibitions and controlled after-hours access to the courts) in providing direction to the City Staff regarding membership and fees at this facility.

MOTION by Councilor Schwan, seconded by Councilor Goehler, that authorization of the Interim City Manager to: 1) increase the Marco Island Racquet Center membership, guest, and court rental fees as proposed; 2) limit the total membership of the Marco Island Racquet Center to 450 members, and; 3) account for all future fees collected at the Racquet Center into a separate account under the City of Marco Island General Fund, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

Interim City Manager Casey Lucius advised the Council that a formal Resolution authorizing the decision of the Marco Island Racquet Center fees, membership, and accounting treatment of revenue generated will be placed on the Council's Consent Agenda for final approval at the Council's March 16, 2026 City Council Meeting.

16. Items Removed from the Consent Agenda

- 7b. [ID 26-5212](#) Award of Contract for Capital Contractors LLC. for Demolition of Existing

Racquet Center and Site Restoration Services using General and Specialty contract 2023-030CC in the amount of \$95,640.00 - Joe Parrilli, Manager, Fleet & Facilities

Attachments: [Racquet Center Demo](#)

[Capital Contractors LLC Contract # 2023-030CC](#)

Councilor Brechnitz requested clarification of City of Marco Island Fleet & Facilities Manager Joe Parrilli on: 1) the expectation of any FEMA funding to be applied toward this project; 2) whether the Davis Bacon Act applies, and; 3) the finishing and utilization plan for the site once the existing structure is removed.

Mr. Parrilli responded to the questions raised by Councilor Brechnitz and several other Councilors.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Vice-Chair Champagne, that authorization of the Interim City Manager to award a contract to Capital Contractors LLC for the demolition of the existing City of Marco Island racquetball building and site restoration services using General and Specialty Contract 2023-030CC in the amount of \$95,640.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Councilor Brechnitz, Vice-Chair Champagne, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

17. Council Communications & Future Agenda

Councilor Goehler thanked Marco Island Community Affairs Director Daniel Smith for his recent insights and assistance in clarifying aspects of the City's Code of Ordinances in a one-on-one meeting with her.

Councilor Goehler recalled the discussion of pickleball sound mitigation alternatives presented at the City Council's February 9, 2026 Parks Master Plan & Capital Infrastructure Bond Workshop, and she asked for an update on the status of the implementation of those alternatives.

Interim City Manager Casey Lucius shared a verbal update on the status of changes already made by the City Staff at the Marco Island Racquet Center, and she noted the Parks & Recreation Advisory Committee's (PRAC's) continued investigation and potential recommendations which could likely come before the Council in the near future.

Councilor Henry shared her perspective on parking at the Marco Island Racquet Center, and she encouraged her colleague Councilors and members of the public to support several upcoming community and local organization events.

Councilor Henry also reminded all property owners to be diligent in ensuring that their contractors close-out all outstanding work permits to avoid difficulties later when their properties may be offered for sale.

Councilor Schwan requested Chair Palumbo's assistance in soliciting the Council's consensus to have several pickleball sound mitigation proposals, and a discussion of potentially asking the Marco Island Planning Board to consider amending the Land Development Code to regulate pickleball facilities, be placed on the Council's Future Agenda. Chair Palumbo solicited and received Council consensus in support of Councilor Schwan's requests.

Councilor Brechnitz encouraged all members of the Council to observe and note firsthand the noise conditions at the Marco Island Racquet Center with, and without, the use of "quiet" pickleball paddles and balls.

Councilor Schwan reconfirmed with Interim City Manager Casey Lucius, Police Chief Tracy Frazzano, and Chair Palumbo, that the "Weekly Police Blotter" in the Coastal Breeze News will begin to reflect bicycle and e-bike stops and citations issued.

Councilor Schwan raised for Council discussion the ability of the City of Marco Island to regulate onshore shark fishing. Councilors Henry, Goehler, Gray, and Brechnitz all offered their perspective on the issue. Chair Palumbo shared input that he received from a former City Councilor on this topic, and he asked City Attorney Alan Gabriel to investigate the City of Marco Island's opportunities and alternatives to protect swimmers and shark species along the Island's beaches.

Councilor Gray requested that City Staff keep all residents advised should modifications to property irrigation schedules be required to address the drought conditions in Collier County.

Councilor Gray complimented the Marco Island YMCA for its recent article in the Coastal Breeze News regarding its plans for its new facility and activities on its campus.

Councilor Gray encouraged all interested Councilors and residents to attend or view the March 6, 2026 Planning Board discussion on the City's Level of Service Study.

Councilor Gray raised, for future Council discussion, consideration of the City's off-Island Rapid Infiltration Basin (RIBS) property as a saleable wildlife conservation parcel. Chair Palumbo and Council Brechnitz recommended that Councilor Gray consult with the City Staff on accessing the Council's discussion of this 37 acre parcel prior to Councilor Gray's time on the Council.

Chair Palumbo recalled the Council's discussion at its February 17, 2026 Meeting regarding the Council's direction to the Waterways Advisory Committee (WAC) regarding its investigation of the benefits, costs, and funding alternatives in developing a viable Management Plan for the Big Marco/Capri Pass waterway. [Editorial Note: see the Minutes of Agenda Item 8b of the 2/17/26 City Council Meeting]

Chair Palumbo encouraged the Council to be open to focusing on the navigational and safety considerations affecting local area boaters when the WAC returns to the Council with its recommendations.

Chair Palumbo concluded by reminding the residents of Marco Island that they, ultimately, are the decision makers relative to any infrastructure debt (i.e. bond) funding referendum that may come before the electorate at the August Primary Election.

[ID 25-4910](#) Future Agenda Items

Attachments: [Future Agenda](#)

Councilor Schwan requested that a discussion of potential Council action to: 1) discuss setting a requirement for the use of quiet pickleball paddles and balls at all pickleball-playing locations on Marco Island ; 2) review noise suppression costs/ placement at pickle-ball locations; and, 3) request a Planning Board review of the City's Land Development Code (zoning) regarding pickleball-playing facilities, be placed on the Council's Future Agenda.

18. Council Reports

None.

19. Citizens' Comments

Mr. Brandon Swope (Seaview Ct.) offered several recommendations for the Council's consideration relative

to: 1) continuing to operate the Marco Island Racquet Center under its current or revised membership rules, or; 2) potentially returning the Racquet Center to Collier County for its control and management.

20. Adjournment

There being no further business before the Council, Chair Palumbo adjourned the meeting at 9:11 P.M.

Darrin Palumbo, Council Chair

ATTEST:

Joan Taylor, City Clerk

PREPARED BY:

Jim Kornas, Recording Specialist