City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Minutes - Draft

Monday, August 17, 2026

5:30 PM

Community Meeting Room

City Council

Chair: Darrin Palumbo
Vice-Chair: Rene Champagne

City Council: Kevin Dohm,
Tamara Goehler, Stephen Gray,
Deb Henry, Bonita Schwan

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. He briefly noted the City Council Rules of Decorum for all attendees, requested that attendees silence their cell phones while in the Council Chambers, and he outlined his approach to ensure that all members of the public who request an opportunity to address the Council are allotted adequate time to do so.

2. Roll Call

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

Also Present

Casey Lucius, City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Joe Belardo, Police Chief
Chris Byrne, Fire Chief
Marcia Saulo, Finance Director
Daniel J. Smith, Community Affairs Director
Justin Martin, Public Works Director
Diana Snover, Human Resources Director
Jeff Poteet, Water & Sewer General Manager
Chase Callaway, Finance Manager
Stephen DiSantis, Purchasing & Risk Manager
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors

3. Remembrance of Councilor Joe Rola - City Council Chairperson, Darrin Palumbo

ID 26-5719 Remembrance of Councilor Joe Rola - City Council Chairperson, Darrin Palumbo

Attachments: Joe Rola Memorial

Chair Palumbo shared a few words of personal reflection and remembrance of his time serving on the City Council with former Councilor Joe Rola. He spoke to Councilor Rola's contributions with appreciation, and he shared the details of Councilor Rola's upcoming visitation and burial on Friday, August 21, 2026.

4. Invocation

Rabbi Mark Gross led the attendees in a few moments of silence in memory of Councilor Rola.

5. Pledge of Allegiance

Led by Chair Palumbo.

6. Approval of the Agenda

MOTION by Vice-Chair Champagne, seconded by Councilor Dohm, that the Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7. Approval of the Minutes

a. ID 26-5572 Approval of the City Council Operating Budget Workshop Minutes of July 20, 2026

Attachments: City Council Operating Budget Workshop Minutes of July 20, 2026

MOTION by Councilor Gray, seconded by Councilor Schwan, that the City Council Workshop Minutes of July 20, 2026, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

b. ID 26-5599 Approval of the City Council Meeting Minutes of August 3, 2026

Attachments: City Council Meeting Minutes of August 3, 2026

Councilor Henry noted an error in the draft of the Minutes from the August 3, 2026 City Council Meeting that failed to record her "No" vote on the first Motion under Agenda Item 15b (Resolution 26-39 - Approving the Proposed 1.300 mils for City Operations and 1.600 mils for the Hideaway Beach Tax District for Fiscal Year 2027). She requested that it be corrected in the Minutes.

[Editorial Note: the corrected voting tally was confirmed and is reflected in the final, published City Council Meeting Minutes of August 3, 2026]

MOTION by Councilor Henry, seconded by Councilor Dohm, that the City Council Meeting Minutes of August 3, 2026 be Approved as Amended. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

8. Approval of the Consent Agenda

Councilor Gray requested that Agenda Item 8i (Budget Appropriation - Fire Department Pumper Truck Balloon Payment) be removed from the Consent Agenda.

[Editorial Note: the Council's action on this Item is now reflected in these Minutes under Agenda Item 17 (Items Removed From the Consent Agenda)]

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

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

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

a. ID 26-5649 Award of Contracts to Thirteen (13) Firms for Miscellaneous Water and Wastewater Engineering Related Disciplines on an As-Needed Basis (RFQ 2026-008). - Stephen DiSantis, Purchasing and Risk Manager

Attachments: Scoring Committee Appointments

Contract Award Tracker

b. ID 26-5685 Authorize the City Manager to Issue a Purchase Order to Titan Concrete & Utilities, Inc., for the Installation of a new RCP Pipe at 10 Marco Lake Drive in the Amount of $54,713.80 Using the City Public Infrastructure Construction Services Contract 2023-029 - Justin Martin, P.E., Director of Public Work

Attachments: Titan Proposal

c. ID 26-5675 Approval of a Purchase Order Increase (Demand-Driven) in South Water Treatment Plant Electrical Costs in the Amount of $240,000 - Jeffrey E. Poteet, General Manager, Water & Sewer Department

d. ID 26-5688 Approval of a Purchase Order Increase to Mississippi Lime Company for SM Hical Pebble Lime (CaO Pebble) for North Water Treatment Facility in the amount of $125,000 - Jeffrey E. Poteet, General Manager, Water & Sewer

Attachments: Renewal Confirmation

e. ID 26-5687 Authorize the City Manager to Issue a Purchase Order to Apex Companies, LLC. for the Rehabilitation of Groundwater Well RO-04 in the amount of $132,100.00 - Jeffrey E. Poteet, General Manager, Water & Sewer Department.

Attachments: Apex RO-4 Sand Purge Proposal

Water Science Renewal Confirmation

f. ID 26-5648 Resolution - Approving Adjustments To The Fire Prevention & Protection Fee Schedule - Chris Byrne, Fire Chief, Fire Rescue Department

Attachments: RESOLUTION 26-40

Current vs. New Fee Comparison Chart

g. ID 26-5686 Resolution - Amending Existing Right of Way Permit Review and Inspection Fee Schedule - Justin Martin, PE, Director, Public Works Department

Attachments: RESOLUTION 26-41

EXHIBIT A - Fee Summary

h. ID 26-5716 Resolution - Updating Growth Management Fee Schedule - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Attachments: RESOLUTION 26-42

9. Proclamations and Presentations

None.

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

Ms. Christine Dowell (Biscayne Way) shared an overview of an email that she sent to members of the Council on August 13, 2026 regarding an incident that occurred at a recent Neighborhood Information Meeting on Marco Island. She expressed her concern regarding the adherence to the City's governing documents and the City Council's oath of office.

Ms. Terri Hasdorff, Republican candidate for Florida Congressional District 22, shared an overview of her qualifications, priorities, and intentions in seeking to represent the interests of the citizens of District 22 as their elected representative to Washington, D.C.

Mr. George Lancaster (Battersea Ct.) requested guidance from Council regarding how the Marco Island Senior Softball League members can help improve and maintain the condition of the softball playing fields at Winterberry Park. Chair Palumbo invited Mr. Lancaster to speak with City Manager Casey Lucius after the meeting.

Ms. Diane Shagott (Bounty Ct.) expressed dissatisfaction with recent changes at the Marco Island Racquet Center, including increased fees, shortened hours, court maintenance, and excessive heat from the installation of noise mitigation barriers that impede air circulation on the pickleball courts. She requested that the City reconsider the installation of the recently-installed noise mitigation barriers.

Mr. Tom Polston (Seaview Ct.), League Commissioner of the Marco Island Senior Softball League, shared his concern with the City's new landscape contractor with the landscape repairs and field maintenance at Winterberry Park. Citing safety concerns for league players, Mr. Polston asked that the City prioritize addressing the playing field conditions.

Mr. Kevin Smith (N. Collier Blvd.) shared specific safety conditions currently in place at Winterberry Park that he believes could result in serious injury to one or more senior softball players during the upcoming season.

Ms. Lynn Nathanson (Bluebonnet Ct.) listed cities and communities worldwide that have enacted tax policies and other measures to address the impact of tourism in communities. She urged the Council to consider enacting similar policies.

Ms. Jeanne Wagner (Villa Ct.) conveyed the contents of an email that she recently sent to members of the City Council. Citing conditions at the Marco Island Racquet Center that she deemed dangerous to elderly pickleball and tennis players, she requested that the City: 1) monitor temperature conditions on the courts; 2) provide additional shade and water relief stations; 3) find ways to create additional airflow, and; 4) reconfigure the recently-installed security access gate to appear less imposing and "institutional".

Mr. John Aguis (S. Heathwood Dr.), member of the City of Marco Island Parks & Recreation Advisory Committee, expressed his belief that the monies spent to date for sound suppression at the Marco Island Racquet Center has not been a well-conceived and executed by the City.

Mr. Ralph Rohena (Begonia Ct.) shared his observations regarding the maintenance of the softball playing field at Winterberry Park, along with the inadequate and mismatched quality of the landscape contractor's replacement sod for the playing field.

11. City Manager's Report

ID 26-5558 City Manager's Report

Attachments: City Manager's Report
Marco Island Community Parks Foundation Status

Several Councilors queried City Manager Lucius on the disposition of, and the restrictions in effect, for the remaining funds referenced in the August 11, 2026 "Marco Island Community Parks Foundation, Inc. - Status Update" memo attached to the evening's Agenda.

Ms. Lucius briefly outlined a three-step plan to: 1) dissolve the Community Parks Foundation; 2) open an account with the Collier County Community Parks Foundation to accept future private donations, and; 3) seek an amendment to the contract with the primary Marco Island Community Parks Foundation donor to identify potential avenues in which to deploy the existing funds.

Separately, at the request of Councilor Schwan, City Manager Lucius recounted the recent actions of a group of Marco Island pickleball players and the Marco Island Parks & Recreation Advisory Committee in recommending and endorsing the recent changes that were funded by the City Council for the Marco Island Racquet Center.

No members of the public came forward to offer comment on the City Manager's Report.

12. City Attorney's Report

ID 26-5556 City Attorney's Report

Attachments: City Attorney Report

Marco Island City Attorney Alan Gabriel shared a brief verbal update to the three Foreclosure of Code Liens cases noted on Page 2 of his August 7, 2026 "City Attorney Matter Review" memorandum.

No members of the Council, or of the public, commented on Attorney Gabriel's report.

13. Departmental Reports

ID 26-5526 Monthly Departmental Reports

Attachments: Finance
Community Affairs
Fire-Rescue

Councilor Goehler queried City of Marco Island Water & Sewer General Manager Jeff Poteet on the status of the Advanced Wastewater Treatment (AWT) project's Request for Qualifications (RFQ). General Manager Poteet provided an update for the Council's information.

Public Comment

Mr. Rick Woodworth (N. Barfield Dr.) shared his belief that a detailed review of the City's Water & Sewer Enterprise Fund processes for assessing, collecting, and managing its revenues and disbursements should be included in the City's Fiscal Year 2026 audit schedule, along with a similar stand-alone audit of the City's Police and Fire Pension Funds. He encouraged the Council and the City Staff to target an earlier-in-the-fiscal year completion of the City's annual audit process to allow that audit to act as a timely and effective management and process improvement tool for the City.

14. Quasi-Judicial Public Hearing

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

15. Ordinances

A. Public Hearings

i. ID 26-5689 Ordinance - Second Reading - Amending Chapter 22 Fire Prevention and Protection to Establish Section 22-39 Fees; Payment Deadline; Enforcement - Chris Byrne, Fire Chief, Fire Rescue Department

Attachments: ORDINANCE 26-05

Legal Notice Affidavit

Marco Island City Clerk Joan Taylor read Ordinance 26-05 into the record by title only.

Marco Island Fire Rescue Chief Chris Byrne briefly outlined the rationale for the proposed amendment, noting its establishment of a uniform process for the assessment and collection of fees.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Councilor Gray, that Ordinance 26-05 - amending Chapter 22 Fire Prevention and Protection to establish Section 22-39 Fees; Payment Deadline: Enforcement, be Approved on Second Reading. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

B. First Readings

None.

16. Resolutions & City Council Items

a. ID 26-5650 Termination of Contract with Ronald L. Book for Lobbying Services. - Casey Lucius, Ph.D., City Manager

Attachments: Ronald Book Renewal Contract

Marco Island City Manager Casey Lucius briefly outlined the history of the City's relationship with Ronald L. Book, P.A., noting the annual expense and duration of the current agreement, the approximate return to the City of Marco Island since its inception in 2014, and the key provisions of the contract's termination clause.

Mr. Book participated in the discussion with the Council via Zoom teleconference connection, and his associate, Ms. Rona Brown, was present and addressed the Council during the course of its discussion and deliberations.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Councilor Dohm, that authorization of the City Manager to terminate the City of Marco Island's Agreement with Ronald L. Book, P.A. effective September 30, 2026, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 4 - Councilor Dohm, Councilor Goehler, Councilor Gray and Councilor Schwan

No: 3 - Vice-Chair Champagne, Councilor Henry and Chair Palumbo

b. ID 26-5676 Discussion with Council Action - City Attorney Fee Structure - Alan L. Gabriel, City Attorney

Attachments: City Attorney Services Proposal
1st amendment to Contract (2022)
Contract (2015)

City Attorney Alan Gabriel briefly reviewed the four (4) options outlined in the City Attorney Services Proposal communication dated July 30, 2026, and several members of the Council expressed their preferred option for consideration. Attorney Gabriel addressed questions from members of the Council as requested.

No members of the public came forward to offer comment.

MOTION by Councilor Gray, seconded by Councilor Goehler, that authorization of the City Attorney to prepare a Letter Amendment to the Services Agreement between Weiss Serota Helfman Cole + Bierman, P.L. and the City of Marco Island consistent with Option 1 (i.e. monthly retainer of $13,500.00 and $325/hour rate, to begin October 1, 2026) for signature by the Chair of the Marco Island City Council, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

c. ID 26-5540 Resolution - Authorize the City Manager to Execute a Contract with Ten-8 Fire & Safety LLC. for the Acquisition of a Pierce Enforcer Pumper and Authorize the Execution of a Capital Lease Agreement with Truist Equipment Finance Corp for an Amount not to Exceed $$1,029,626.00 - Chris Byrne, Fire-Rescue Chief, Fire Rescue Department

Attachments: RESOLUTION 26-35
Enforcer Pumper Proposal
Equipment Muni-Lease Proposal
NPP Gov Contract
Ten-8 Pierce Sole Source 2026

Marco Island City Clerk Joan Taylor read Resolution 26-35 into the record by title only.

City of Marco Island Fire Rescue Chief Chris Byrne outlined the rationale, the procurement strategy, and the funding plan for the acquisition of a new pumper truck, and he noted that the proposed cash and debt service impacts will be reflected in the City's budget beginning in Fiscal Year 2028.

No members of the public came forward to offer comment.

MOTION by Councilor Henry, seconded by Councilor Goehler, that Resolution 26-35 - authorization of the City Manager to execute a contract with Ten-8 Fire & Safety LLC for the acquisition of a Pierce Enforcer Pumper, along with the execution of a Capital Lease Agreement with Truist Equipment Finance Corp. for an amount not to exceed $1,029,626.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

d. ID 26-5554 Resolution - Authorize the City Manager to Execute a Contract with Ten-8 Fire & Safety LLC. for the Acquisition of a Pierce Enforcer 100' Ascendant Tower and Authorize the Execution of a Capital Lease Agreement with Truist Equipment Finance Corp in an Amount not to Exceed $2,520,474.00 - Chris Byrne, Fire-Rescue Chief, Fire Rescue Department

Attachments: RESOLUTION 26-36
100' Ascendant Tower Proposal
Equipment Muni-Lease Proposal
NPP Gov Contract
Pierce Tower Drawing
Ten-8 Pierce Sole Source

Marco Island City Clerk Joan Taylor read Resolution 26-36 into the record by title only.

City of Marco Island Fire Rescue Chief Chris Byrne briefly explained the reasons for the proposed ladder truck replacement.

No members of the public came forward to offer comment.

MOTION by Councilor Henry, seconded by Councilor Gray, that Resolution 26-36 - authorizing the City Manager to execute a contract with Ten-8 Fire & Safety LLC for the acquisition of a Pierce Enforcer 100' Ascendent Tower, along with the execution of of a capital lease agreement with Truist Equipment Finance Corp. in an amount not to exceed $2,520,474.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

e. ID 26-5715 City Manager Performance Evaluation Form - Diana Snover, Director, Human Resources

Attachments: City Manager Annual Evaluation

City of Marco Island Human Resources Director Diana Snover briefly reviewed the Council's direction from its July 20, 2026 initial discussion of this item (7/20/26 Meeting Agenda Item 15d), and she outlined the changes implemented to the City Manager's Annual Evaluation Form in line with the Council's direction.

No members of the public came forward to offer comment.

MOTION by Councilor Henry, seconded by Vice-Chair Champagne, that the City Manager Performance Evaluation Form, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

17. Items Removed from the Consent Agenda

8i. ID 26-5684 Budget Appropriation - Fire Department Pumper Truck Balloon Payment - Chase Callaway, Finance Manager

Attachments: RESOLUTION 18-46
Pumper Truck Lease
Official Payment Schedule
YTD Capital Buckets

Councilor Gray briefly outlined his rationale for removing this item from the Consent Agenda, and he indicated his satisfaction with the information provided.

No members of the public came forward to offer comment.

MOTION by Councilor Gray, seconded by Councilor Henry, that authorization of the City Manager to appropriate$184,924.45 from the Fire Department Capital Project Account for transfer to the Fire Department Debt Service Budget to fund the Fiscal Year 2026 pumper truck lease balloon payment, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

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

18. Council Communications & Future Agenda

Councilor Goehler congratulated Marco Island Police Chief Joe Belardo on his appointment as Police Chief at his recent official swearing-in ceremony on August 12, 2026.

Councilor Goehler expressed her interest in initiating a White Paper on the topic of City of Marco Island Water & Sewer Rates and Rate Structure. She was pleased to learn from City Manager Casey Lucius that Marco Island Water & Sewer General Manager Jeff Poteet was already preparing a review of this topic with the City Council for its September 22, 2026 meeting.

Councilor Schwan presented two nighttime photos of a multi-story beachfront condominium to advise the Council and the Marco Island community of the Sea Turtle Conservancy Retrofit Amber Light Program that is available to condominium associations on Marco Island. Noting that eight (8) beachfront Marco Island properties have already participated in the Program, Councilor Schwan encouraged other beachfront condomium associations to apply for the Conservancy's available grants.

Councilor Henry encouraged all voters to cast their ballots on Tuesday, August 18, 2026 (Primary Election Day).

Councilor Henry highlighted the City of Marco Island Police Department's upcoming August 25, 2026 Blood Drive, and she encouraged all eligible adults to schedule a time to donate between 10:00 am - 3:00 pm on that date.

Councilor Henry noted the continuing success of the Our Daily Bread Food Pantry in serving over 1,200 families during the week of August 15, 2026. She encouraged Marco Island residents to volunteer their time and to donate food items to continue the work of this organization.

Councilor Henry concluded by sharing her recent attendance at a Celebration of Life on Marco Island that reinforced the "small town" spirit of support and sense of community that she encouraged all Islanders to remember and apply in all of their interactions with others.

Councilor Gray requested additional insight and clarification from Councilor Schwan on key elements of the Sea Turtle Conservancy Amber Light Program that she shared earlier during Council Communications.

Councilor Gray confirmed the scheduling of the Council's September 10, 2026 meeting, and he voiced his expectation that the Marco River (aka Rose) Marina quasi-judicial site development, variance, and conditional use matters will be coming before the Council on that date.

Chair Palumbo shared a general assessment of the condition and health of Marco Island, encouraging all Islanders to remain focused "on the big picture" of the unique and positive qualities that make Marco Island special.

Chair Palumbo took a moment to recall recent specific acts of generosity and selflessness that he has observed from his colleague Councilors, and he strongly encouraged all Islanders to generously contribute to the Our Daily Bread Food Pantry food collection bins.

Chair Palumbo displayed a photo with "Miss Nancy" highlighting the Meals of Hope "2025 Friends of Hope" banner to recognize the contributors listed and to highlight the mission of the Meals of Hope organization.

Chair Palumbo concluded by engaging the Council in a discussion of the forthcoming October, 2026 starting time change for City Council meetings, and whether the Council would support asking the City Staff to investigate the implementation of enabling remote public comments via teleconference connection. Members of the Council shared their perspectives and concerns with balancing the desire for public input with the inability to control potential abuse of the technology. Chair Palumbo's concluding survey of individual Councilors resulted in no request being directed to the City Staff to pursue this capability at this time.

ID 26-5591 Future Agenda Items

Attachments: Future Agenda

No items were added to the Future Agenda at this meeting.

19. Council Reports

Though no specific Council reports were on the Agenda for this meeting, Chair Palumbo asked members of the Council who represent the Council on other Collier County Boards and Committees to voluntarily share a verbal update on the activities or discussion topics recently undertaken by those organizations.

Council Schwan advised the Council of her invitation to, and successful meeting with, the Executive Director of the Collier County Metropolitan Planning Organization, City Manager Casey Lucius, and herself to discuss potential revenue sources that could be pursued to fund improvement to Marco Island's roads and bridges.

20. Citizens' Comments

Mr. Rich Evans, Ave Maria resident and candidate for Florida Congressional District 22, shared an overview of his qualifications, skills, and intentions should he be selected to represent the District.

Mr. Elliott Mascoop (6th Ave.) proposed that the City Council initiate and maintain a standing Agenda Item on its twice-monthly Agenda to allow for Council input and direction to the efforts of the City's volunteer Advisory Committees.

21. Adjournment

There being no further business before the Council, Chair Palumbo adjourned the meeting at 7:54 P.M.

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Darrin Palumbo, Council Chair

ATTEST:

_____

Joan Taylor, City Clerk

PREPARED BY:

_____

Jim Kornas, Recording Specialist