

# City of Marco Island Florida

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



## Meeting Minutes - Draft

**Thursday, June 24, 2021**

**2:00 PM**

**Community Meeting Room**

## **Hideaway Beach Tax District Board**

***HIDEAWAY BEACH TAX DISTRICT BOARD***

***Chair: Dick Delawder***

***Vice-Chair: John Barto***

***Members: Paul Fernstrum, Linda Ryan, Steve Zinkan***

***Hideaway Beach Tax District Board Attorney: Craig Woodward***

***City Staff: Timothy Pinter, P.E., Tracey Barnett***

**(1) CALL TO ORDER**

*Chair Delawder called meeting to order at 2:00 P.M.*

**(2) ROLL CALL**

**Present:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

**Also Present**

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers  
Craig Woodward, Attorney, Woodward, Pires & Lombardo, P.A.  
Zack Lombardo, Attorney, Woodward, Pires & Lombardo, P.A.  
Lenore Brakefield, Attorney, Woodward, Pires & Lombardo, P.A.  
Michael Poff, President, Coastal Engineering Consultants, Inc.  
Denny Shields, Owner, RDS Communications Group, LLC  
Tom Ryon, Director of Land and Environmental Management, Hideaway Beach Association  
Duane Draper, Bond Council, Bryant Miller Olive (Via Phone)  
Jay Glover, Financial Advisor, Public Financial Management Group (Via Phone)*

*City Staff:*

*Timothy Pinter, Marco Island Public Works Director  
Guillermo Polanco, Marco Island Finance Director  
Martin Luna, Video/Broadcast Technician  
Tracey Barnett, Administrative Assistant, Public Works*

**(3) PLEDGE OF ALLEGIANCE**

*Led by Chair Delawder.*

**(4) APPROVAL OF THE AGENDA**

**MOTION by Member Fernstrum, seconded by Member Zinkan, that the Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

**(5) APPROVAL OF THE MINUTES**

[ID 21-1611](#) To Approve the Minutes from Meeting May 20, 2021

*Member Ryan suggested that the following changes to the Minutes be made:*

*Item 8c: change two instances of "state" to "county".*

*Item 9b: delete current sentence and replace with "The board deferred this item to the June meeting when all Board members would be present for discussion."*

*Item 9d: delete current sentence and replace with "There was a general discussion on project costs, contingencies, property values, and tax revenue for fiscal year 2021-2022. It was agreed to use this information to set the 2021-2022 millage rate at the June meeting."*

**MOTION by Member Ryan, seconded by Member Zinkan, that the Meeting Minutes of May 20, 2021 be Approved as Amended. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

## **(6) STAFF COMMUNICATIONS**

### *a. Election for Board Members (Chair, Vice-Chair & Treasurer)*

[ID 21-1628](#) Election for New Board Members (Chair, Vice-Chair, Treasurer)

*Chair Delawder proposed that the current Board Officers remain in place for another year.*

**MOTION by Chair Delawder, seconded by Member Zinkan, to maintain members of the Board in the same capacity for the coming year. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

### *b. Increase the Purchase Order Amount for Attorney Craig Woodward*

[ID 21-1629](#) Increase the Purchase Order Amount for Attorney Craig Woodward Update

*Mr. Pinter recommended increasing the budget by \$15,000 for Attorney Craig Woodward's fees.*

*Mr. Woodward explained the expenses for this year, as compared to last few year's of representation.*

*The Board agreed to the increase based upon the recommendations by Craig Woodward.*

**MOTION by Member Fernstrum, seconded by Vice Chair Barto, that the increased Purchase Order amount of \$15,000 be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

### *Recommendation for Solicitation of Legal Services*

*Vice-Chair Barto recommended soliciting alternative legal counsel to represent the Hideaway Beach Tax District.*

**MOTION by Member Zinkan, seconded by Vice-Chair Barto, to advertise for solicitation of legal services to represent the Hideaway Beach Tax District. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

### *c. Project Updates - (Poff/Debees)*

[ID 21-1630](#) Project Updates (Poff/Dabees)

*Mr. Michael Poff, President of Coastal Engineering Consultants, Inc. (CEC), reported on 3 items:*

*1) Nearshore Borrow Area Expansion*

*The Department of Environmental Protection (DEP) requested a natural resource survey. Mr. Poff is awaiting an answer as to whether he can submit last year's survey, or if DEP will require a new one. When*

*that request has been clarified (either by late June or early July), the survey will be submitted to the State to complete CEC's portion of the permitting process.*

2) *Sand Dollar Island Sand Trap*

*The survey work sketch and legal description of the sand trap are complete.*

3) *Annual Monitoring Survey*

*The Annual Monitoring Survey has also been completed, and the information was provided to Mr. Dabees of Humiston & Moore. The report will be submitted in July.*

*Mr. Mohamed Dabees, Vice President of Humiston & Moore Engineers, reported that the additional information requested by the State regarding the biological development plan and the updated resource mapping are being done by Turrell Hall & Associates. As additional updates become available, Mr. Dabees will inform Mr. Pinter to share with the Board.*

## **(7) PUBLIC COMMENT**

*No public comment.*

## **(8) PRESENTATIONS**

a. *May Financial Statement (Fernstrum)*

[ID 21-1631](#) May Financial Statement Presentation Given by Member Fernstrum.

*Member Fernstrum reported a cash balance of \$2.2 million as of the end of the year, after all approved expenditures have been accounted for.*

*Mr. Pinter advised the Board that as of 5/31/21 all invoices received have been paid and are current.*

## **(9) OLD BUSINESS**

a. *Discussion of August, 2022 Bonding Capacity Referendum*

*Board decided to have Bond Council begin working on the August 2022 Referendum. For consistency, the 2012 Referendum will serve as the template with some changes in wording as to the purpose and the actual work that is being done.*

**MOTION by Member Ryan, seconded by Member Zinkan, that the Bond Council be authorized to begin work on the August 2022 Referendum. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 5 - Vice-Chair Barto, Chair Delawder, Member Fernstrum, Member Ryan and Member Zinkan

[ID 21-1632](#) Discussion of Referendum in August 2022 to Renew Bonding Capacity Update.

*Mr. Duane Draper, Bond Council and Mr. Jay Glover, Financial Advisor, (both via phone) Discussed options for a bond or loan from the City. Mr. Guillermo Polanco, Finance Director, will present to the Marco Island City Council that the Board would like to move ahead with a short term loan from the City.*

**MOTION by Member Zinkan, seconded by Vice Chair Barto, that a request for a**

loan in the amount of \$700,000 from the City of Marco Island for 10 months at the prevailing interest rate be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

b. *Discussion of Proposed Millage Rate*

[ID 21-1633](#) Discussion of Proposed Millage Rate

*Member Zinkan, led the discussion of the proposed millage rate for fiscal year 2022.*

**MOTION by Member Zinkan, seconded by Vice Chair Barto, that the millage rate remain at 1.5 mills for the fiscal year 2022. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

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

c. *Collier Creek Sand Management Plan*

[ID 21-1634](#) Collier Creek Sand Management Plan

*Mr. Pinter agreed to get the permit application and the attachments from the County for the engineers to review prior to the Board taking action on a plan.*

d. *Approval of the May Beach Raking Invoice (Net)*

[ID 21-1635](#) Approval of the May Beach Raking Invoice

*Mr. Tom Ryon with Hideaway Beach explained the Beach Raking effort to date. The Board expressed satisfaction with how well the beach looks.*

**MOTION by Member Zinkan, seconded by Member Fernstrum, that the May invoice for beach raking be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

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

**(10) NEW BUSINESS**

*None.*

**(11) COMMITTEE COMMUNICATIONS**

a. *Confirmation of Board Members Availability for Next Meeting (July 15, 2021)*

*There will be no meetings from July - September. The Board will have it's next meeting on October 14, 2021 at 2:00 P.M.*

b. *Sharing of Thoughts on Topics of Board Interest (All Members)*

*Member Zinkan suggested more communication between the City Council and the Board Chair now, and in the future.*

*Member Ryan updated the Board on the communication plan developed by Mr. Denny Shield the communications consultant from RDS.*

## **(12) ADJOURNMENT**

*There being no further business before the Board, Chair Delawder adjourned the meeting at 3:30 P.M.*

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*Tracey Barnett, Administrative Assistant for Public Works*