

# City of Marco Island Florida

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



## Meeting Minutes - Final

**Friday, October 21, 2022**

**2:00 PM**

**Workshop - City Manager Goals & Workforce Housing**

**Community Meeting Room**

### **City Council**

*Chair: Erik Brechnitz*

*Vice-Chair: Jared Grifoni*

*City Council: Rich Blonna,  
Greg Folley, Becky Irwin,  
Darrin Palumbo, Joe Rola*

*City Manager: Mike McNees*

*Assistant City Manager: Casey Lucius*

*City Attorney: Alan L. Gabriel*

*City Clerk: Mike Sheffield*

## 1. Call to Order

*Chair Brechnitz called the Workshop to order at 2:00 P.M.*

## 2. Roll Call

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

(Note: Councilor Rola arrived at 2:02 P.M.)

## Also Present

*Michael McNees, City Manager  
Casey Lucius, Assistant City Manager  
Mike Sheffield, City Clerk  
Alan L. Gabriel, City Attorney  
Tracy Frazzano, Police Chief  
Chris Byrne, Fire Chief  
Daniel J. Smith, Community Affairs Director  
Mary Holden, Senior Planner  
Martin Luna, Video/Broadcast Technician  
Jim Kornas, Recording Specialist  
Citizens and Visitors*

## 3. Business - Establishing City Manager Goals & Workforce Housing

### a. [ID 22-2440](#) City Manager Goals 2022-2023

*At the request of Council Chair Erik Brechnitz, Councilor Greg Folley initiated the discussion of the City Manager's Goals for the upcoming year by outlining his approach and acknowledging the inputs that he received in developing his draft list of goals for Council consideration. Considerable Council discussion ensued and focused on prioritization, factor weighting, and the actual ability of the City Manager to affect the Council's desired outcomes for 2022 - 2023.*

*City Manager Mike McNees expressed his appreciation for the approach of the Council on this topic, and he offered his insights on how the Council might better communicate its direction individually and as a group so that expectations are more consistently understood and aligned in the coming year.*

*No members of the public came forward to offer comment.*

### b. [ID 22-2442](#) Workforce Housing

*Community Affairs Director Daniel J. Smith briefly reviewed the Housing Element as currently expressed in the City's Comprehensive Plan, and he offered several examples and alternatives that the Council could consider in directing the City's next steps in advancing its workforce housing objectives.*

*After considerable discussion, the Council directed the City Staff to develop and bring forward proposals for Council consideration that would incentivize private employers and developers to take advantage of available, unused, mixed-use density units in commercial zones C-4 and C-5.*

## 4 Citizens' Comments

*The following five citizens came forward to offer comment and suggestions on the workforce housing*

*discussion undertaken by the Council:*

- 1) Mr. Hayden Dublois (Collier Ct.);
- 2) Mr. Ed Issler (S. Joy Cir.)
- 3) Mr. Darrin Palumbo (Shadowridge Ct.)
- 4) Mr. Howard Reed (Bald Eagle Dr.), and;
- 5) Mr. Martin Winter (Perrine Ct.)

### **Special Notification**

*At the conclusion of the Citizens' Comments, City Clerk Mike Sheffield notified the Council that the certification of the results from the November 8th election of Marco Island City Councilors by the Collier County Supervisor of Elections will not occur until after the next, then-currently-scheduled meeting of the Marco Island City Council on Wednesday, November 16th.*

*Given the need to meet this important requirement before seating newly-elected Councilors on the Council, Chair Brechnitz, in consultation with the current members of the Council, requested that the November 16th meeting of the City Council be cancelled.*

*The next, regularly-scheduled meeting of the Marco Island City Council will now be on December 5, 2022 beginning at 5:30 P.M.*

### **5. Adjournment**

*There being no further business before the Council, the Workshop adjourned at 4:16 P.M.*

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*Erik Brechnitz, Council Chair*

ATTEST:

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*Michael J. Sheffield, City Clerk*

PREPARED BY:

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*Jim Kornas, Recording Specialist*