



# City of Naples

-SUBJECT-

ANNOUNCEMENT

MAYOR PUTZELL - A special meeting will be held during this session and an executive session immediately following.

DISCUSSION OF CITY EMPLOYEE PENSION BENEFITS.

DISCUSSION OF PROS AND CONS OF ANNEXATION.

PRESENTATION BY COLLIER DEVELOPMENT CORPORATION OF PLANS FOR A DEVELOPMENT NEAR BAYVIEW PARK WHICH IS LOCATED PARTIALLY WITHIN THE CITY LIMITS.

DISCUSSION CONCERNING AUXILIARY VOLUNTEERS FOR THE POLICE DEPARTMENT.

STAFF REPORT CONCERNING PROPOSED FIFTH AVENUE SOUTH AREA PARKING GARAGE.

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STAFF REPORT CONCERNING PROPOSED FIFTH AVENUE SOUTH AREA PARKING GARAGE.

City Council Chambers  
 735 Eighth Street South  
 Naples, Florida 33940



Time 9:00 a.m.

Date August 27, 1986

Mayor Putzell called the meeting to order and presided as Chairman:

ROLL CALL: Present: Edwin J. Putzell, Jr.  
 Mayor

Kim Anderson-McDonald  
 William E. Barnett  
 William F. Bledsoe  
 Alden R. Crawford, Jr.  
 Lyle S. Richardson  
 Councilmen

Absent: John T. Grayer  
 Councilman

Also Present:

Franklin C. Jones, City Manager	Gerald L. Gronvold, City Engineer
David W. Rynders, City Attorney	Frank W. Hanley, Finance Director
Mark W. Wiltsie, Assistant City Manager	Norris C. Ijams, Fire Chief
Janet Cason, City Clerk	Wayne Martin, Fire Marshall
Roger J. Barry, Dir. Community Development	Steven R. Ball, Chief Planner
Christopher L. Holley, Community Services Dir.	Jeff Leovic, Police Officer
Jodie O'Driscoll, Deputy Clerk	

See Supplemental Attendance List - Attachment #1

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ANNOUNCEMENT

MAYOR PUTZELL: A special meeting will be held during this session and an executive session immediately following.

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ITEM 3

DISCUSSION OF CITY EMPLOYEE PENSION BENEFITS. REQUESTED BY CITY MANAGER.

Mrs. Anderson-McDonald addressed Council with a brief statement from the General Pension Board asking Council's guidance regarding employee pension benefits. She introduced Mr. Jerry F. Nichols of Jerry F. Nichols & Associates, Inc., who had completed an in-depth study of the City's pension plan.

Mr. Nichols began by recommending that the plan be defined in a manner that was easier for employees to understand and that communication to employees about the plan should be more detailed.

The first area of concern discussed by Mr. Nichols was whether the City was using the appropriate years of service assumption for career employees. He explained that the City's plan was very complicated, not unlike Social Security, and recommended that the highest three years out of every five years be used to determine the percentage of average compensation.

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	

COUNCIL MEMBERS

M O T I O N	S E C O N D	VOTE		A B S E N T
		Y E S	N O	

Mr. Nichols said that he found it hard not to be critical of the City's annual report to pension members; it should be more elaborate utilizing graphs and charts. He suggested giving the employees a formula to follow to compute their benefit rather than a sample computation (number of years x 1 1/2% x final compensation + 12). He further suggested that the report delineate for the employees what their contributions are on an accumulated basis and how they are being invested. The report should also include such things as years of service and vested percentage, things readily available in plan records, he said, and suggested an outside consultant to "sell" the plan to City employees.

Mr. Nichols then addressed the issue of gainful employment income after retirement and discrimination against single employees or deceased-spouse employees. He said that according to the City's present plan, the City has the right to reduce the benefit if an employee is gainfully employed upon retiring from the City, which he said is unfair. If an employee is single and dies at age 60, 61, etc., his benefits are then stopped and his heirs cannot collect what compensation he would have earned. Mr. Nichols suggested either a joint or rider compensation plan to provide for premature death and further that a lump-sum distribution plan be set up to be distributed at the City's discretion. Anything under \$10,000 should be distributed in lump-sum form, he added.

Mr. Nichols also suggested that the City seek the best quality consultants and actuaries in the marketplace because there were many alternatives to the current City plans.

With reference to the make-up of the General Pension Board of Trustees, Mr. Nichols suggested one City Council member, City Personnel Director, City Manager (or another department head), representative from the bargaining unit, and a citizen with full-time pension experience. He further recommended that the City use a higher multiplier for the plan and pointed out that a career employee might be a 25-year expectation of service.

Mr. Bledsoe asked if age 60 was the factor generally used in such plans. Mr. Nichols replied that most plans use age 65 with early retirement at age 55, although he said that he felt comfortable with age 60.

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ITEM 2

DISCUSSION OF PROS AND CONS OF ANNEXATION.  
REQUESTED BY MAYOR PUTZELL.

Mayor Putzell explained that many citizens were questioning what the City's policy would be on annexation. The City had not annexed a substantial piece of property in a number of years, he said. He introduced Mr. Howard Ellman of Ellman, Burke and Cassidy, San Francisco, as highly qualified to discuss the topic of annexation.



COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	

Mr. Ellman reviewed his company's background and experience. Annexation, he said, is not the issue, but actually planning because annexation is a tool to implement a planning policy.

Mr. Ellman explained that a city cannot build a wall around its boundaries and remain unaffected by happenings at its borders. By the same token, he explained, certain areas in California had gone overboard annexing everything in sight. The new concept, supported by the California Supreme Court, however, holds that if anything has a relationship to the future growth of a community, that community has the right to plan for it. The Court further ruled that annexation could only occur if it was determined to be an appropriate sphere of influence.

Mr. Ellman noted that Naples could learn from California's mistakes. "You should look at each parcel of land and analyze how you can control the growth," he said. Before a developer was granted a permit to begin construction on an annexed parcel, he said, provision should be made for such needs as a fire station and municipal service buildings. This agreement gives the City control and the property owner some certainty of development, he added.

In closing, Mr. Ellman advised the Council to hear each annexation issue on a case-by-case, area-by-area basis.

Mayor Putzell explained that state regulations regarding annexation would be discussed in the future and invited Mr. Ellman to return at that time to discuss the matter further.

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ITEM 1

PRESENTATION BY COLLIER DEVELOPMENT CORPORATION OF PLANS FOR A DEVELOPMENT NEAR BAYVIEW PARK WHICH IS LOCATED PARTIALLY WITHIN THE CITY LIMITS.

Engineer William Barton, of Wilson, Miller, Barton, Soll & Peek, Inc., representing the Collier Development Corporation, introduced the participating consultants: Roy Cawley, president of CMC Corporation; George Hermanson, Hole, Montes, & Associates, Inc.; Michael Stephen, Coastal Engineering.

Mr. Cawley discussed the history of the project and beginning in 1984 with the procurement of consultants. CMC Corporation has spent approximately 2 1/2 years researching the land including soil borings, vegetation studies, environmental impact studies, and tidal and current studies. He said that 87 acres of the project are in the City and that development and construction would begin in approximately one year.



COUNCIL MEMBERS

MOTION

SECONDED

VOTE YES NO

ABSENT

Mr. Rich Henderlong, Collier Development Corporation, in addition to those already mentioned, identified the following individuals associated with the project: David Armbruster of Edward D. Stone, Jr. and Associates, PA; John Barr of Barr, Dunlop and Associates; Richard Holzinger of Missimer and Associates; Eric Heald of Tropical Bio Industries; Ross McWilliams of W. Ross McWilliams; Greg Cory of Economics Research Associates; Jim McGee of Florida Data Systems; Rees Jones of Rees Jones, Inc.; Donald Pickworth of Asbell, Hains, Doyle, Pickworth; Ray Allen of H. Ray Allen; and John K. Aurell of Aurell, Fons, Radey and Hinkle.

Mr. Henderlong that the project is unique in that it would combine a golf course community and marina facility. A recreational resort community, it is planned in a cluster, resort village type arrangement. The City would service 350 acres of the planned development, he added.

A conference center, health spa, 16 tennis courts centered around a lake, clubhouse, marina resort center, two hotels, specialty retail area, marina dry storage, and golf course will all be part of the three- to four-phase plan. Mr. Henderlong then showed maps of the area detailed in the application packet previously distributed. Mr. Crawford inquired about the effect of surrounding property on the development. Mr. Henderlong explained that there were four parcels with different ownerships and one large tract belonging to one owner.

George Hermanson, of Hole, Montes, and Associates, Inc., explained that the project would require 12 major drainage basins which correspond to the features of the land and he pointed out that there were several sensitive environmental areas that must be preserved. He further explained that several canals would have to be rerouted to provide a more aesthetic environment.

Michael Stephen, Coastal Engineering, discussed the marina facility and its impact on the City. Mayor Putzell asked if residential areas of the project would be in the City and Mr. Stephen reiterated that approximately four acres would overlap City boundaries.

He said that the project greatly benefited by its close proximity to the Gulf of Mexico and two primary channels and would have a marina basin protected from storms and hurricanes.

In response to Mayor Putzell, Mr. Stephen explained that studies show there would be very little impact on water traffic in Naples Bay and on the map showed various locations where studies were conducted on the flow within the channel basin, meter velocity tests, and circulation and tidal flow patterns. He further explained that some unusual tidal readings were found; the northern side of the Bayview Park Station on flood and ebb tide showed higher elevation than the southern side.

Mayor Putzell asked how far from the Windstar Marina would this marina be located. Mr. Stephen explained that it would be 400 to 600 feet from the north entrance.

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	

Mr. Stephen then showed a slide presentation of a study utilizing red dye to distinguish the water flow pattern. Mayor Putzell asked if they would excavate the area between the two channels. Mr. Stephen said that they would excavate the area at the entrance to the marina bay and all the spoils would be placed in containers and used elsewhere. The studies had computed that the channel would flush in approximately 12 to 18 hours and circulate completely in less than 24 hours.

Engineer William Barton explained that as the application process goes forward the results of the study would be reviewed with the City and further explained the permitting process that the plan would undergo.

Mayor Putzell asked how large a marina was visualized and Mr. Barton explained that it would consist of approximately 600 wet slips and 400 dry. Also, in response to Mayor Putzell's concern about water traffic, Mr. Barton advised that the group had already applied to the Florida Cabinet for a navigational easement.

RECESS: Begin: 11:04 End: 11:14

Mayor Putzell wanted the record to reflect that although a representative from the Conservancy was present to speak with regard to the marina, it was felt that there was sufficient information available to address the subject at this time.

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ITEM 4

DISCUSSION CONCERNING AUXILIARY VOLUNTEERS FOR THE POLICE DEPARTMENT. REQUESTED BY MAYOR PUTZELL.

Chief Reble explained that the volunteer program had been in operation since 1978 but not fully organized. After recently speaking with Sally Sitta, administrator of the hospital volunteer program, the department had developed its own organizational structure (Attachment #2).

Chief Reble introduced Mr. George Henderson, who will head the program, and Staff Lieutenant Ed Miller who will act as liaison between the volunteers and the department.

Mayor Putzell asked if beach control would be one of the volunteers' duties and suggested looking into the possibility of utilizing several of the volunteers for trash control at the beaches. Chief Reble explained that volunteers would be used in many instances of traffic control, boat patrol, as well as beach trash control, etc.

Chief Reble proposed starting the volunteer campaign when the winter residents returned. He then explained the uniform and that the lady volunteers would have the option of a shirt or vest. Hats will be issued so as to make the volunteers more visible to the public.





SUPPLEMENTAL ATTENDANCE LIST

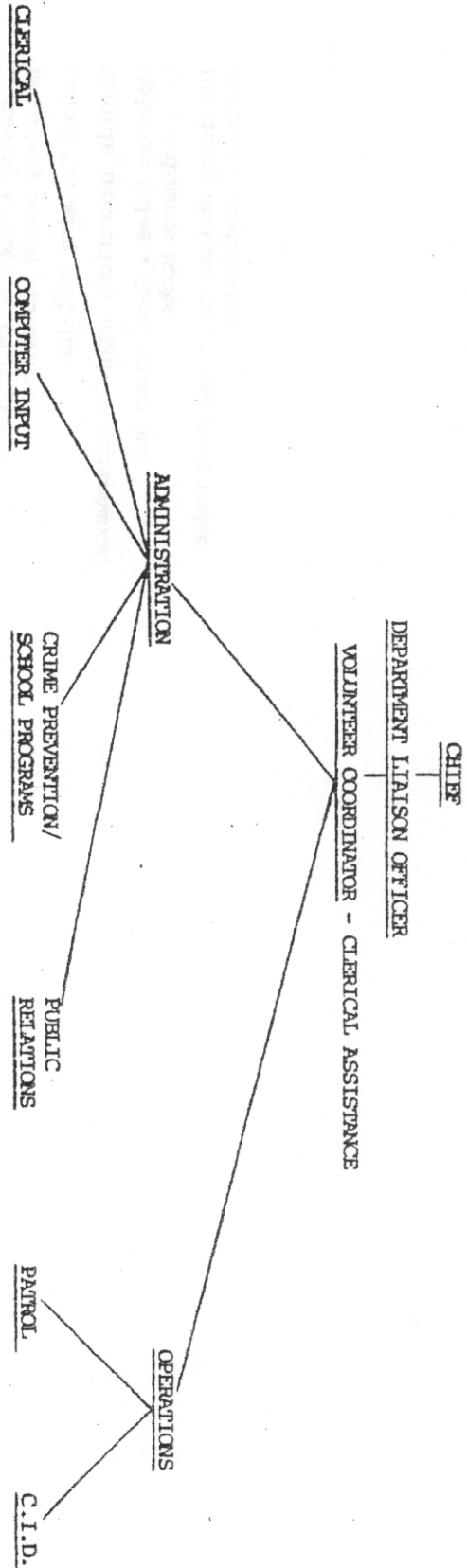
Michael Stephen	Richard Henderlong	Howard Ellman
Alan Korest	William Barton	Bruce Kixmiller,
Mr. & Mrs. W. W. Haardt	Jerry F. Nichols	Planning Advisory Board
Hubert Howard,	George Hermanson	Joan Tobin
Planning Advisory Board	Charles Dwight	Ron Pennington
Roy Cawley	Otto Quail,	John Passidomo
Charles Andrews	Planning Advisory Board	

NEWS MEDIA

Chuck Curry, Naples Daily News	Racheal Kearns, Naples Star
Hilary Hutchison, TV-9	Chris Wallace, TV-9
Bill Upham, Naples Times	

In response to Mr. ...  
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 ADDENDUM - 11:30 A.M.  
 Edwin J. ...  
 James ...  
 City Clerk  
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 Deputy Clerk  
 These minutes of the ...  
 approved ...

08/27/86



Administrative Functions  
 Clerical Services (Typing, etc.)  
 Computer Input  
 Public Relations  
 Crime Prevention  
 School Programs  
 Patrol  
 C.I.D.





ADMINISTRATION

CERICAL

Filing

Statistical Information  
(Crime, Traffic, Accident,  
Citations, Location)

Purging of Records

Research

Typing

Senior Aid Program

City and Beach Club I.D. Cards

Fingerprinting

COMPUTER INPUT

Locator Cards

Citations

Traffic Accidents

Single Print Identification  
System

CRIME PREVENTION  
AND SCHOOL PROGRAMS

Neighborhood Watch

Security Surveys

Mall Displays

Public Speaking

Puppet & Robot Programs

Children's Fingerprinting

Bicycle Registrations

PUBLIC RELATIONS

Volunteer Newsletter

Public Speakers

Lobby Information

Press Coverage regarding  
Volunteer Program

*[Handwritten signature]*  
S. D. [unclear]

# BARR, DUNLOP & ASSOCIATES, INC.

CONSULTING ENGINEERS AND PLANNERS

JOHN W. BARR, P.E., PRESIDENT  
 A. R. DUNLOP, JR., P.E., SENIOR VICE PRESIDENT  
 RICHARD A. HALL, P.E., VICE PRESIDENT

1719 SOUTH GADSDEN STREET  
 POST OFFICE BOX 38  
 TALLAHASSEE, FLORIDA 32301  
 (904) 224-4181

July 28, 1986

City of Naples  
 City Hall  
 735 8th Street South  
 Naples, Florida 33940

Gentlemen:

Re: Fifth Avenue South Shopping Area;  
 Preliminary Feasibility Study for parking garage

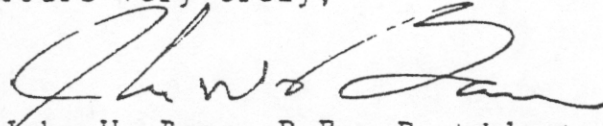
In response to your request, we are pleased to submit this proposal to provide engineering services for the preparation of a preliminary study of the feasibility of a parking garage to serve the 5th Avenue shopping area. This study will provide the basis for the City to make a decision as to the advisability of pursuing the development of a parking garage. If it is determined that it is practical to pursue this development, a more detailed analysis will be required to support a specific financing program. This initial study will identify alternate funding schemes and present the quantitative inventory and parking demand projection data that are essential in such a program.

As discussed, we have designed this study to provide the maximum amount of information for a very modest fee. For this reason, we have listed all of the data useful to the study which we believe already exist in the City files and on maps, and certain data collection tasks in which City personnel can assist us.

We would be pleased to answer any questions you may have concerning this proposal. In the event any of the councilmen or other City officials want detailed information about previous parking feasibility experience of our firm, we will be pleased to respond. A brochure outlining this experience is enclosed.

We would be pleased to answer any questions you may have concerning this proposal. Thank you for inviting us to submit this proposal. We look forward to being of further service to the City of Naples.

Yours very truly,

  
 John W. Barr, P.E., President

JWB:sh

Enclosures

July 28, 1986

## Proposal to Provide Engineering Services Related to

## Naples Parking Garage

## 5th Avenue South Shopping Area

## PRELIMINARY FEASIBILITY STUDY

PURPOSE

The City of Naples has observed the need for additional parking facilities that would serve the 5th Avenue South shopping area between 3rd Street and 9th Street. It has been suggested that a parking garage is needed to satisfy some of these parking demands. Prior to commencing a detailed financial feasibility study for a parking facility, it has been decided that a preliminary study should be undertaken to compile the basic data and to do the initial analysis required for such a program. The purpose of the study covered by this proposal is to assemble the basic inventory data, to quantify the existing parking demands, and to estimate the projected growth in these demands. Preliminary cost estimates and alternative funding schemes will be examined so that City Council can make a decision as to whether it is practical to pursue a detailed financial feasibility study.

PROPOSED SCOPE

## Task A - Data Collection and Field Reconnaissance

1. Assemble maps and a table showing existing parking facilities which serve the 5th Avenue South shopping area, the number of spaces in each, public or other owner, type of meter or other charge, and other restrictions (including time limits, number of handicapped spaces, loading zones).



This inventory would include curb, as well as offstreet, spaces. The study area will include approximately twelve blocks: one block on each side of 5th Avenue South from 3rd Street to 9th Street.

The City is to provide this inventory information, including the maps and quantitative data, to the extent possible from existing files. The consultant's Project Engineer will field review and supplement this inventory information as necessary.

2. Conduct parking turnover survey. This will involve an hourly count of spaces in use (on each blockface and in each lot) with the recording of license plates for a one weekday period of 7:00 a.m. to 6:00 p.m.

The City will need to provide two persons for one day to work under the direction of the consultant's Project Engineer. The City will also need to provide information of an estimate of the change in parking demand and characteristics during the winter peak season.

3. The City will provide aerial photography and property ownership maps to indicate land use, location of major traffic generators and other stores (with floor area, number of employees and hours of operation information). Locations of traffic signals and stop signs in and adjacent to the study area should also be indicated.

4. The City will provide information about present amounts of monies collected annually from meters and parking fees in this area, what funds the monies go to and the amount of any funds earmarked for or available for parking facilities.

**Task B - Summarize Data**

The consultant will tabulate the inventory and turnover survey data and will display them on base maps provided by the City. Inventory and turnover data will be graphed to aid in the analysis.

**Task C - Analyze Data and Identify Need**

The inventory and turnover data will be used to develop measures of parking demand and usage. Consideration will be given to walking distances, parking spaces per employee, parking spaces per square foot of retail area, usage per time of day, and turnover and peaks that are pertinent to the adequacy of existing parking and to determining the need for additional parking. The City will provide information concerning expected area development and growth for the next two to five years. The consultant will make projections of parking demand related to the seasonal peaks and anticipated growth. These will be set forth in tables and on maps to indicate the need by subarea.

**Task D - Recommend Alternative Sites**

Potential locations, and the potential quantity of parking spaces of each, will be identified. Their capabilities for handling present and projected demand will be evaluated. Convenience of location and magnitude of development cost will be used to rank the locations.

**Task E - Preliminary Cost Revenue and Financing**

A preliminary cost estimate will be prepared for the alternative parking facilities. An estimate of revenue will be made using a feasible parking fee schedule and the parking characteristics that have been identified for this area. Alternative funding schemes will be identified, which will include those that would

avoid actual expenditures of ad valorem tax or utility taxes. Shortfalls, which would have to be made up by special funding via tax district, merchants' association, or other private sector participation mechanism, will be identified.

A brief technical memorandum will be prepared to summarize the data, analysis and preliminary recommendations.

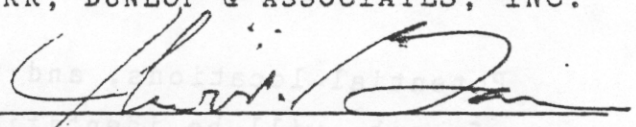
#### PROPOSED SCHEDULE

It is proposed that the technical memorandum will be submitted to the City within 30 days after contract approval and notice to proceed are given to the consultant.

#### PROPOSED FEE

The consultant's work which is set forth in this proposal will be performed for the lump sum fee of six thousand dollars (\$6,000.00), which includes labor and direct expenses.

Respectfully submitted,  
BARR, DUNLOP & ASSOCIATES, INC.

  
John W. Barr, P.E., President