



City of Naples

Regular Meeting 2/18/87

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ANNOUNCEMENTS:</u>			
MAYOR PUTZELL: Noted that Reverend White was not in attendance and asked Mrs. Anderson-McDonald to give the invocation.		1	1
CITY MANAGER JONES: None.			
MRS. ANDERSON-MCDONALD: Asked for volunteers from the Council and City employees to participate in the March of Dimes walk-a-thon.			1
<u>APPROVAL OF MINUTES:</u> January 28, 1987, Workshop Meeting February 4, 1987, Regular Meeting			
<u>PURCHASING:</u>			
-Auth. change order to purchase one additional polic vehicle.		87-5207	2
-BID AWARD - five light poles at Fleischmann Park practice field.		87-5208	2
-Confirm actions of City Manager regarding issuance of purchase order for two satellite refuse vehicles.		87-5209	3
-BID AWARD - pebble quick lime.		87-5210	3
<u>COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES ADVISORY BOARD</u>			
-Approve conditional use permit to allow a Karate Instructional Establishment, Grand Central Station.		87-5211	4
-Approve conditional use permit to allow construction of a medical education building, Naples Community Hospital.		87-5212	4
-TABLE variance request, 375 Ycca Road.		87-_____	5
-Approve rescheduling of Collier DRI public hearing date, #10-8586-59.		87-5213	6
<u>ORDINANCES - FIRST READING</u>			
-Approve amending Section Four, Subsection (A) of Ordinance No. 86-4986, relating to seawalls and revetments.	87-_____		7
<u>RESOLUTIONS</u>			
-Approve execution of a contract with CH2M Hill for three raw water wells in the East Golden Gate Wellfield.		87-5214	8
-Approve execution of contract with Boyle Engineering for five-million gallon raw water storage tank and booster station.		87-5215	10
-Approve appointment to Parks and Recreation Board: Rex Storter, A. Gail Boorman, Willie Anthony, Joan Vega.		87-5216	14
-Approve contract for purchase of five acres for construction of a five-million gallon water storage tank.		87-5217	14
<u>DISCUSSION/ACTION:</u>			
-Acquisition by the City of the property known as the "Blue Carribean Golf Driving Range".			12

City Council Chambers
 735 Eighth Street South
 Naples, Florida 33940



Time 9:00 a.m.

Date 2/18/87

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

ROLL CALL: Present: Edwin J. Putzell, Jr., ITEM 2
 Mayor

Kim Anderson-McDonald
 William E. Barnett
 William F. Bledsoe
 Alden R. Crawford
 John T. Graver
 Lyle S. Richardson
 Councilmen

Also Present:
 Franklin C. Jones, City Manager
 Mark W. Wiltsie, Assistant City Manager
 Steven C. Brown, Asst. City Mgr/Personnel
 Gerald L. Gronvold, City Engineer
 Norris C. Ijams, Fire Chief
 Jon Staiger, Ph.D., Natural Resources Mgr.
 Jodie M. O'Driscoll, Deputy Clerk
 Christopher L. Holley, Community Services Dir.
 Roger J. Barry, Community Devlpmt. Dir.
 Stewart K. Unangst, Purchasing Agent
 James L. Chaffee, Utilities Director
 Wayne Martin, Fire Marshal
 Steven R. Ball, Chief Planner
 George Henderson, Sergeant-At-Arms

See Supplemental Attendance List - Attachment #1.

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INVOCATION: Reverend John White ITEM 1
 First Christian Church (Absent)

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ANNOUNCEMENTS ITEM 3

MAYOR PUTZELL: Noted that Reverend White was not in attendance and asked Mrs. Anderson-McDonald to give the invocation.

CITY MANAGER JONES: None.

MRS. ANDERSON-MCDONALD: Asked for volunteers from the Council and City employees to participate in the March of Dimes Walk-A-Thon. The City needs to put together a team to challenge the County in this 12 mile walk-a-thon, she said. Mr. Wiltsie will be circulating information to the employees of the City in an effort to obtain volunteers.

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-----CONSENT AGENDA-----

APPROVAL OF MINUTES

January 28, 1987, Workshop Meeting
 February 4, 1987, Regular Meeting

Mayor Putzell said that although the minutes could not be formally approved by the Consent Agenda, the

COUNCIL MEMBERS	VOTE			
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motion for the Consent Agenda could include approval of the minutes.

Mr. Bledsoe asked that page 4, Item 7, paragraph 7 of the February 4, 1987, minutes be amended to read: "This sale could remove the City of its present position of competing with private enterprise."

PURCHASING

ITEM 4

---RESOLUTION NO. 87-5207

Item 4-a

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CHANGE ORDER TO COVER THE PURCHASE OF ONE (1) ADDITIONAL POLICE VEHICLE FROM TAMIAMI FORD, INC.; AND PROVIDING AN EFFECTIVE DATE.

Tamiami Ford, Inc.
Naples, Florida
\$11,783.00

Title not read.

Mr. Crawford questioned the issuance of an additional police vehicle to the six previously approved for purchase at the February 4, 1987, meeting and Mr. Jones advised that it would be advantageous for the City to purchase an additional vehicle at the present time as this would be the eleventh vehicle assigned to the shared usage program between the administrative staff and the police department. He continued that in order to have additional vehicles ready to replace worn out patrol cars, the City has been purchasing vehicles for the police department two years earlier than anticipated and is using them administratively, thereby, accumulating between 5-10,000 miles on the vehicles before they become patrol cars.

In response to Mayor Putzell, Mr. Jones advised that this expenditure was provided for in the budget.

Mr. Graver asked if there were twelve administrative positions available to fill the need for these vehicles and Mr. Jones advised that there were and further that the vehicles could sustain this light mileage.

---RESOLUTION NO. 87-5208

Item 4-b

A RESOLUTION AWARING THE BID FOR THE ERECTION OF FIVE (5) LIGHT POLES AT THE FLEISCHMANN PARK PRACTICE FIELD; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Bentley Electric
Naples, Florida
\$20,100.00

Title not read.

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	
Anderson-McDonald	X		X		
Barnett			X		
Bledsoe		X	X		
Crawford			X		
Graver			X		
Richardson			X		
Putzell			X		
(7-0)					

levels of the proposed building and further that the new building would conform to the City's building height restrictions.

Mr Crawford asked how much the cost would be to the hospital and Mayor Putzell commented that the new building had already been financed.

Mr. Bledsoe asked if the hospital had future growth plans, at their present site, by which to accommodate the growth of the County. Mr. Brown explained that he believed the present facility would not change dramatically and referenced a Care Center on Immokalee Road which would eventually become a hospital. There is also a care facility on Marco Island, he added, which would also eventually become a hospital.

Mayor Putzell commented that when he and the City Manager visited the proposed site and reviewed the plans, the hospital officials pointed out that the present site was almost fully developed. He added, however, that the hospital did own some land on U.S. 41 which could be developed and expanded.

Mr. Graver asked if the existing lake on their premises would be maintained and Mr. Brown advised that it would.

MOTION: To APPROVE the resolution as presented.

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---RESOLUTION NO. 87- Item 5-c

A RESOLUTION GRANTING A VARIANCE FROM SECTION 5.2(F)(3) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES TO PERMIT CONSTRUCTION OF AN ADDITION TO AN EXISTING HOUSE AT 375 YUCCA ROAD; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Mr. Barry advised that the subject property had a rear yard setback with an adjacent alleyway and that the Planning Advisory Board had recommended that the conditions for a variance were not met and denial should be cast. Mr. Barry further advised that staff has suggested the petitioner seek a vacation of the alley, at least a portion, and if the vacation is granted, then the west property line would become a side yard setback area and the petitioner could then build within 10 feet of the property line as opposed to the 30 feet which is required currently required because of the adjacent alley. Mr. Karlsson has filed a petition for the vacation of the alley.

Mr. Barnett moved that the request be denied and Mr. Richardson seconded the motion.

Mr. Karlsson, owner of the property in question, explained that they were new residents of the area and that when they purchased the property, they were not aware of this alley because for all practical purposes, it was only used as the neighbor's driveway. He added that the alley was used only as a driveway and further that he believed it was a dead end.

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	
<p>Mayor Putzell asked if Mr. Karlsson had any objections to waiting until the next regular meeting, March 18, 1987, so that Council could consider the vacation of the alley behind his property as well as the variance. Mr. Karlsson asked if Council could give him some indication whether the vacation would be approved and Mr. Barry advised that all the requirements for the vacation would have to be met before approval by the Council.</p> <p>Mr. Graver assured Mr. Karlsson that Council would consider his request very carefully and further that he believed Mr. Karlsson brought up a significant point concerning the alley. Mr. Graver noted Mr. Karlsson's neighbors have blacktopped parts of the alley and are using it as driveways, storage areas, etc. He said that he believed the alley was not actually serving any purpose; however, the alley does dictate where the property line falls.</p> <p>Mayor Putzell stated that this Council, since the very beginning, February 5, 1987, has been trying to enforce the laws of the City without dramatic change unless there is a compelling reason to do so.</p> <p><u>Mr. Barnett withdrew his motion for denial and Mrs. Anderson-McDonald moved to table this item until the March 18, 1987, regular meeting; Mr. Richardson seconded the motion.</u></p> <p>Mr. Bledsoe asked if the alley had ever been improved to Banyan Boulevard and Mr. Barry advised that it had not; however, Mr. Barry added that it was used as an access by neighboring property owners to their parcels.</p> <p><u>MOTION:</u> To <u>TABLE</u> this item until the Council's Regular Meeting of March 18, 1987, which would allow Council the opportunity to determine if a vacation should be granted for the alleyway directly behind the petitioner's property.</p> <p>***</p> <p>---<u>RESOLUTION NO. 87-5213</u> <u>Item 5-d</u></p> <p>A RESOLUTION RESCHEDULING THE PUBLIC HEARING DATE IN CONJUNCTION WITH THE "COLLIER DRI" APPLICATION FOR DEVELOPMENT APPROVAL/DRI #10-8586-59; AND PROVIDING AN EFFECTIVE DATE.</p> <p>Title read by City Manager Jones.</p> <p>Mayor Putzell noted that a continuance was requested until the March 18, 1987, regular Council meeting. Mr. Crawford asked if this would be the final continuance and Mr. Barry advised that he believed so and added that the final proposal is currently being reviewed by staff.</p> <p><u>MOTION:</u> To <u>APPROVE</u> the resolution as presented.</p> <p>***</p> <p>-----END COMMUNITY DEVELOPMENT DEPT./P.A.B-----</p> <p>-----FIRST READINGS-----</p>	<p>Anderson-McDonald</p> <p>Barnett</p> <p>Bledsoe</p> <p>Crawford</p> <p>Graver</p> <p>Richardson</p> <p>Putzell</p> <p>(7-0)</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>
<p>Anderson-McDonald</p> <p>Barnett</p> <p>Bledsoe</p> <p>Crawford</p> <p>Graver</p> <p>Richardson</p> <p>Putzell</p> <p>(7-0)</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
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---ORDINANCE NO. 87-

ITEM 6

AN ORDINANCE RELATING TO THE CONSTRUCTION, RECONSTRUCTION, REPAIR, ALTERATION, PROJECTION AND PROLONGATION OF SEAWALLS AND REVETMENTS IN THE CITY OF NAPLES; PROVIDING DEFINITIONS; PROVIDING THAT A FAILED SEAWALL OR REVETMENT IS UNLAWFUL AND A PUBLIC NUISANCE; PROVIDING FOR ENFORCEMENT JURISDICTION BY AMENDING SECTION FOUR, SUBSECTION (A) OF ORDINANCE NO. 86-4986, TO PROVIDE THAT THE CODE ENFORCEMENT BOARD OF THE CITY OF NAPLES SHALL HAVE JURISDICTION TO HEAR AND DECIDE ALLEGED VIOLATIONS OF THIS ORDINANCE; PROVIDING FOR OTHER ENFORCEMENT REMEDIES AND PENALTIES; PROVIDING TECHNICAL SPECIFICATIONS FOR SEAWALLS AND REVETMENTS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

PUBLIC HEARING: Opened: 9:40 a.m.
Closed: 9:53 am.

City Manager Jones pointed out that the ordinance has been distributed to interested parties and further that the City has received letters of endorsement from several Property Owners' Associations and other interested parties. Mr. Jones referenced a letter dated January 30, 1987, by Mr. Miles Scofield of Scofield Marine Construction which offers suggestions/comments concerning the proposed ordinance (Attachment #2).

Mayor Putzell read a letter from Royal Harbor Property Owners' Association stating their support of the ordinance with suggested language changes (Attachment #3).

Mr. Bledsoe commented that the aluminum seawalls should not be approved because they lacked aesthetic features which were not in keeping with the City's general appearance.

Mr. Ed McMahon, representing the Old Naples Association, encouraged adoption of the ordinance. He questioned whether there should be different design criteria for the beach seawalls and waterway canal seawalls and suggested possible adoption of acceptable designs. Mr. McMahon suggested that the requirement for certification by a licensed engineer could cost the individual too much money and was not a feasible request; however, he said he believed if the City Engineering Department briefed those individuals who would perform the construction of the seawalls as to the design and technical specifications, that would suffice. Mr. McMahon further suggested that perhaps a rock revetment requirement for the rebuilt seawalls would provide better access to the beach at high tide.

Mr. John Kackley, resident of Royal Harbor, stated that he believed this ordinance was a step in the right direction and further that seawalls were an important part of the City. He continued that he believed the City had a responsibility with respect to these seawalls and suggested that maintenance

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	
Anderson-McDonald		X	X		
Barnett			X		
Bledsoe			X		
Crawford			X		
Graver	X		X		
Richardson			X		
Putzell (7-0)			X		

measures be considered for the existing seawalls rather than waiting for them to collapse. Mr. Kackley referenced a program in Punta Gorda wherein that City has levied taxes to provide for seawall maintenance and reconstruction and he suggested that perhaps Council could consider such a measure. Mr. Richardson pointed out that this was a costly and extensive program which he did not believe the taxpayers would approve.

Mr. Graver suggested that the staff study the program implemented by Punta Gorda to see if it would be a feasible program for the City of Naples.

Mr. Bledsoe reiterated Mr. Richardson's belief that the taxpayers would not approve such a program.

Mayor Putzell asked staff to review the ordinance and schedule a discussion of proposed verbiage changes at the next workshop meeting, February 25, 1987, which will be considered at the second reading of the ordinance on March 4, 1987.

MOTION: To APPROVE the ordinance as presented at first reading.

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-----END FIRST READINGS-----

ITEM 7

---RESOLUTION NO. 87-5214 Item 7-a

A RESOLUTION RANKING THE TOP THREE FIRMS IN ORDER OF PREFERENCE TO PROVIDE ENGINEERING SERVICES FOR THE INSTALLATION OF THREE ADDITIONAL RAW WATER WELLS IN THE EAST GOLDEN GATE WELLFIELD TOGETHER WITH STANDBY POWER; APPROVING A CONTRACT WITH THE TOP RANKED FIRM OF CH2M HILL FOR SAID SERVICES; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Mr. Jones advised that the Consultant Selection Committee appointed by the Council had reviewed the qualifications of the top firms for the installation of three additional raw water wells consumptive use permits and standby power in the East Golden Gate Wellfield and voted to recommend that a contract be negotiated with CH2M Hill.

Mr. Chaffee advised that the total cost of the contract would not exceed the budgeted cost estimate of \$289,500, and could be less than that amount. He said that the determining factor would be the \$26,000 contingency which would be utilized only if the Southwest Florida Water Management District dictates that additional studies and/or computer modeling be conducted.

Mayor Putzell asked what services the contract included and Mr. Chaffee advised that it provided engineering consultant services for additional water supply wells in East Golden Gate and applications for consumptive use permitting in two aquifers.

Mr. Crawford expressed concern that contracts requiring professional services were a bit

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"excessive" and asked if anything could be done concerning the fee portion of the selection process for the firms that provide such services. Mr. Jones advised that although the City might benefit from a more open competitiveness regarding these services, the State legislature sets forth guidelines for negotiation in such fields. He added that the City could, for example, evaluate non-direct costs such as advertising, clerical charges, etc.

Mr. Crawford asked how the City evaluated selected firms and Mr. Jones said that each year the City reviews their audited financial statements. Mr. Crawford asked that the Council receive information on the staff's findings.

Mayor Putzell asked what procedure the staff used to analyze contract proposals. Mr. Jones explained that our staff engineers review three elements: number of hours requested in each category to perform a task; range and hourly rate paid to all the engineers hired; and the multiplier. The staff does the best that it can to assure these expenditures are not excessive, he said.

Mr. Graver asked what the multiplier was and Mr. Jones advised that it is a predetermined rate included in the contract.

Mr. Crawford suggested that an attempt be made through the State legislature to effect changes in the system for negotiating government contracts. Mr. Richardson concurred.

Mr. Roger Haines, representing CH2M Hill, advised that he was sympathetic to Council's concerns; however, the profession, as a whole, is not always privy to a defined scope of work required which, of course, affects the cost factor. Mr. Haines reiterated Mr. Jones' comments regarding procedures the City uses for determining the contract award and commended the City for its high standards.

In response to Mr. Crawford, Mr. Haines advised that their company had to be competitive and that it is in their company's best interest to keep its overhead as low as possible. Mr. Crawford asked what type of company CH2M Hill was and Mr. Haines advised that it was an employee owned company.

Mr. Haines encouraged Council to determine the scope of work before negotiating future contracts. In response to Mr. Graver, Mr. Haines advised that this was a cost plus contract. Mr. Jones clarified for Mayor Putzell that the cost plus provision was stipulated in the resolution.

Mayor Putzell asked if the City Attorney had approved the contract and Mr. Jones advised that the City Attorney's signature on the resolution, in itself, was approval of the contract. Mayor Putzell requested that when contracts of this nature are being considered, the City Attorney should provide written approval to the Council.

In response to Mr. Graver, Mr. Jones explained that construction and permitting costs were not included in this contract. Mr. Crawford stated that CH2M Hill acts only as the City's agent on this project.

	M O T I O N	S E C O N D	VOTE		A B S E N T
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COUNCIL MEMBERS					
Mr. Bledsoe reiterated Mr. Haines suggestion that if the City had a clearly defined scope of work for future contracts of this nature, that perhaps the cost factor would be less.					
<u>MOTION:</u> To <u>APPROVE</u> the resolution as presented.					
*** *** ***					
--- <u>RESOLUTION NO. 87-5215</u>					
<u>Item 7-b</u>					
A RESOLUTION RANKING THE TOP THREE FIRMS IN ORDER OF PREFERENCE TO PROVIDE ENGINEERING SERVICES FOR THE CONSTRUCTION OF A FIVE-MILLION GALLON RAW WATER STORAGE TANK AND BOOSTER STATION AT GOLDEN GATE BOULEVARD AND NINTH STREET, NORTHWEST, IN GOLDEN GATE ESTATES, AN ADDITIONAL FIVE-MILLION GALLON TREATED WATER STORAGE TANK TO BE CONSTRUCTED IN EAST NAPLES AT SHADOWLAWN DRIVE AND LOIS STREET, AND ANOTHER FIVE-MILLION GALLON TREATED WATER STORAGE TANK AT THE WATER TREATMENT PLANT; APPROVING A CONTRACT WITH THE TOP RANKED FIRM OF BOYLE ENGINEERING FOR SAID SERVICES; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONTRACT; AND PROVIDING AN EFFECTIVE DATE.					
Title read by City Manager Jones.					
Mr. Jones advised that the Consultant Selection Committee, appointed by the Council, had reviewed the contracts of the top firms for the engineering services for the construction of a five-million gallon raw water storage tank and booster station and voted to recommend that a contract be negotiated with Boyle Engineering.					
Mr. Jones said that normally staff would not ask Council to act upon a contract within the short time period which they were given today. This is an exception, however, because this contract would allow the staff to begin the design work of the water storage tank which would help keep the project's construction on schedule. The reason for the delay, he continued, was because the staff had never negotiated a contract with this engineering firm before and after careful consideration, he said, the staff is satisfied with the hours specified and the multiplier. Mr. Jones added that he did not believe the City Attorney had reviewed the final contract and suggested Council approve the contract with the stipulation that it would be reviewed by the City Attorney.					
Mr. Chaffee advised that the monies for this expenditure were included in the Capital Improvement Program and further that the \$657,089 included engineering costs for the preliminary design through construction. In response to Mayor Putzell, Mr. Chaffee advised that he was satisfied with the contract.					
Mr. Crawford suggested that the County be notified of the costs involved with the construction of this water storage tank. Mayor Putzell asked if the County's commitment to reimburse the City was open-ended and Mr. Jones advised that there was no limit as to costs and reimbursement to the City would be achieved through the contract for water services to the County.					
Anderson-McDonald			X		
Barnett			X		
Bledsoe			X		
Crawford			X		
Graver		X	X		
Richardson	X		X		
Putzell			X		
(7-0)					

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
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Mayor Putzell asked if this item could be delayed until the next meeting, March 18, 1987, so that the County could be apprised of their obligations. Mr. Jones advised that the City offered the County the opportunity to acquire the property, hire the engineers and begin construction; however, the County declined that opportunity and Mr. Jones stated that he was of the opinion that it was not necessary to obtain County's approval.

Mr. Crawford commented that there would be a benefit in keeping the County apprised as to costs of this project. Mr. Crawford further suggested that the resolution be approved at today's meeting with the stipulation that it become effective upon the County's approval. Mr. Jones strongly disagreed and stated that legally the County did not have to approve this contract.

Mayor Putzell said that he wanted to be sure that the County would be liable for the cost reimbursement and Mr. Jones advised that the City would not deliver the North Naples facilities to the County in exchange for this water storage tank until the County reimbursed the City for the cost.

Mr. Graver said that the County is familiar with the cost stipulations and further agreed with the City Manager, providing all legal amenities were satisfied. Mr. Crawford reiterated that some type of input needed to be obtained by the County.

Mayor Putzell commented that approval of this contract should be upon the review of the City Attorney and further that future contracts should be given to Council well in advance of the meeting.

Mr. Richardson asked where the engineers were located and Mr. Chaffee introduced Mr. Ed Edwards from Boyle Engineering.

Mr. Ed Edwards, representing Boyle Engineering, advised that their headquarters are located in Newport Beach, California and that 75% of their work dealt with water and wastewater. They have clients in Ft. Myers and Cape Coral, he said.

In response to Mr. Graver, Mr. Edwards advised that his firm has been in business for 45 years.

Mr. Graver asked if the extensive water line was covered in the cost and Mr. Jones explained that it was part of the tank facility and would be reimbursable by the County. Mr. Crawford commented that the length of the contract, up to 27 months, seemed to be conservative.

Mr. Bledsoe clarified that approval of this contract would be subject to review by the City Attorney with notification being given to the County of the City's actions. Mr. Bledsoe asked that the motion be amended so that Council's approval of the contract be based upon the County's commitment to the City that this contract is legally binding. Messrs. Crawford and Richardson accepted the amendment.

	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					
<u>MOTION:</u> To <u>APPROVE</u> the resolution subject to review by the City Attorney and notification to the County, with the inclusion of an amendment that provides approval of the contract based upon the County's legally binding commitment to the City.					
Anderson-McDonald			X		
Barnett			X		
Bledsoe			X		
Crawford	X		X		
Graver			X		
Richardson		X	X		
Putzell (7-0)			X		
***	***	***			
		<u>ITEM 8</u>			
DISCUSSION/ACTION WITH REFERENCE TO ACQUISITION BY THE CITY OF THE PROPERTY KNOWN AS THE "BLUE CARRIBEAN GOLF DRIVING RANGE" EAST OF U.S. 41 AND NORTH OF GOLDEN GATE PARKWAY EXTENSION.					
Title read by City Manager Jones.					
<p>Mayor Putzell stated that he requested this discussion of the acquisition by the City of the Troy property so that possibly he could obtain a consensus of Council's inclinations regarding such an acquisition. He continued that the first course of action would be to hire a member of the MAI group to appraise the value of the 17.2 acres. He continued that he was requesting the Council to consider negotiations with the property owners for purchase of the property at a fair price. Mayor Putzell said he believed this course of action was necessary in the City's "Keep Naples Green" program. This property, along with the two golf courses, are the only remaining green areas which are significant in size. Mayor Putzell commented that one important aspect of a beautiful city was its green space.</p>					
<p>Mayor Putzell gave several suggestions for possible use: community center, including a branch library with many other services available to the public; a meeting place for other organizations such as the Civic Association, etc.; or a City structure which could house a federal courtroom, city offices, an auditorium, etc. A City structure on this property, he elaborated, could be used to produce certain revenues for the City. As an I-75 interchange at Golden Gate Parkway is built, that will become the main access to the City and green space in this area would be most desirable.</p>					
<p>Mayor Putzell advised that the staff has studied the purchase of the property and if purchased for \$7,000,000, it would cost a taxpayer with a taxable assessed property valued at \$125,000, \$34.25 a year or 9 cents per day. He added that the Property Owners' Association polled its membership and 80% responded favorably regarding this type of acquisition. Other informal polls, conducted by the Mayor, also met with favorable results. Mayor Putzell requested the public's consideration of the matter and asked Council to respond with a consensus regarding this acquisition.</p>					
<p>Mr. Graver asked if the City was looking at payment of a maximum of \$7,000,000 for the property and Mayor Putzell said that the City currently was not looking at any monetary value for the property until after an appraisal has been made. Mr. Graver supported the Mayor's efforts.</p>					

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	
Anderson-McDonald			X		
Barnett				X	
Bledsoe				X	
Crawford				X	
Graver		X		X	
Richardson				X	
Putzell				X	
(7-0)					

Mr. Richardson advised that this was not the first time such a proposal had been before Council and also voiced his support.

Mr. Bledsoe reiterated past requests for development of the property and said he believed that if the property was not acquired, it would most probably be developed into yet another shopping mall.

Mr. Crawford said he thought the City should obtain an appraisal on the property and that he did not wish to authorize any negotiations until the Council has been apprised of the appraisal price of the property.

Mr. Barnett asked if the property owners had been contacted and if so, what was their response. Mayor Putzell explained that last summer he had made an initial approach to the Troy's lawyer in Chicago, who instructed the City to contact Troy's local counsel, with the proposal that the City would like to obtain an option on the property. The Troy's local counsel then offered a counter proposal which was almost double the City's initial offer, the City then increased its proposal by \$1,000,000. Mayor Putzell added that he was advised by the City Attorney that local counsel for the Troys had recently contacted the City and has advised that a discussion could proceed for purchase of the property.

Mr. Crawford asked what the cost of the appraisal would be and Mr. Jones said that the cost would probably not be less than \$10,000. Mr. Jones said that staff would come to Council with cost estimates for the appraisal.

Mr. Barnett asked if the property owners were in agreement that the City have the property appraised and Mr. Jones said that he believed the property owners would have no objection.

Mr. Graver moved that the staff be directed to pursue the appraisal of the Blue Caribbean property and Mrs. Anderson-McDonald seconded the motion.

Mayor Putzell suggested that the City be authorized to discuss proposals with the property owners, without a commitment or obligation to purchase, in an attempt to reach amicable terms. Mr. Crawford concurred.

Mr. Graver and Mrs. Anderson-McDonald amended the motion to include the Mayor's suggestion that the City enter into negotiations, with no obligation or commitment on the City's behalf, with the property owners for the purchase of the Blue Caribbean property.

MOTION: To pursue an appraisal of the Blue Caribbean property and to enter into negotiations for the purchase of the property.

*** *** ***

---RESOLUTION NO. 87-5216 ITEM 9

A RESOLUTION APPOINTING TWO MEMBERS TO THE PARKS AND RECREATION ADVISORY BOARD TO FILL THE VACANCIES CREATED BY J. DUDLEY GOODLETTE AND GLENN P. MACKAY;

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	
Anderson-					
McDonald	X		X		
Barnett		X	X		
Bledsoe			X		
Crawford			X		
Graver			X		
Richardson			X		
Putzell			X		
(7-0)					

that "Buyer shall have obtained the necessary approval from the appropriate governmental entity allowing Buyer to use the Property for public services, including the location of potable water storage tanks."

MOTION: To APPROVE the resolution as presented.

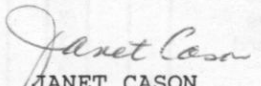
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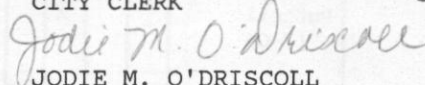
CORRESPONDENCE AND COMMUNICATIONS: None.

*** **

ADJOURN: 11:00 a.m.


EDWIN J. PUTZELL, JR., Mayor


JANET CASON
CITY CLERK


JODIE M. O'DRISCOLL
DEPUTY CLERK

These minutes of the Naples City Council were approved MAR 0 3 1987.

ATTACHMENT #1

SUPPLEMENTAL ATTENDANCE LIST

Charles Andrews
John B. Kackley
Willie Anthony
Ed McMahon

Pelle Karlsson
Tom Brown
Richard Jones

M/M Harold Fisher
Roger Haines, CH2M Hill
Herb Anderson

NEWS MEDIA

Donna Winn, TV-9
Marty Bonvechio, Naples Daily News
Pete Scovill, TV-9

Kevin Parks, News Press
William Upham, Naples Times
Lori Rosza, Miami Herald

Other interested citizens and visitors.



AGENDA ITEM #6
2/18/87

City of Naples

--- MEMO ---

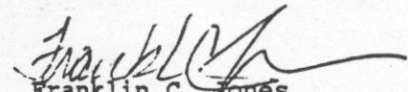
TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
 FROM: CITY MANAGER FRANKLIN C. JONES
 SUBJECT: SEAWALL MAINTENANCE AND RECONSTRUCTION ORDINANCE
 DATE: FEBRUARY 12, 1987

BACKGROUND: At a recent workshop the Council discussed a draft ordinance which would institute certain requirements for maintenance and repair of seawalls. At that time the Council asked us to circulate the proposed ordinance to civic and property owner associations as well as other interested properties. This has been accomplished and the responses received are attached for your information. Should we receive any additional public comments, we will forward them to you.

In addition, the staff has further reviewed the ordinance and has made some appropriate changes.

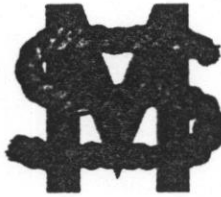
CONCLUSIONS & RECOMMENDATIONS: We feel that the attached ordinance will provide us with the necessary authority to enforce maintenance and repair of dilapidated seawalls and recommend its approval on first reading.

Respectfully submitted,


 Franklin C. Jones
 City Manager

FCJ/tan
 encs.

SCOFIELD MARINE CONSTRUCTION



3506 EXCHANGE AVENUE
NAPLES, FLORIDA 33942

January 30, 1987

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

Attn: Mr. Frank Jones, City Manager



Dear Frank:

I have received your proposed City ordinance regarding seawall construction and reconstruction. After carefully reviewing it, I have the following comments/suggestions concerning it for you.

First, we do not consider failed seawalls in the Naples city area to be a very serious problem. We do consider it a very serious problem in the Marco Island area, where the primary developer had a substandard engineering design (done by engineers) and had substandard construction techniques done by their own crews. We have noted throughout the years that when Marco Island gets a rain of 4 to 8 inches, large parts of the seawalls there get seriously damaged or collapse. We do not experience this in the Naples area. In fact, to my recollection, I can only remember a couple of seawalls collapsing due to heavy rains. Naples has been quite fortunate in having pretty good seawall contractors throughout the years and we do not have the overall problems as they do in Marco Island.

Under the heading, "Design Considerations", I have the following comments.

1. Section 2, Item A. The requirement to have a registered engineer will considerably increase the cost of the seawall. I might state that in 38 years of seawall construction, we have never had a seawall failure. However, we've encountered several failures which were designed by professional engineers. I think this relates

(Continued)

XC CITY ATTORNEY
CITY ENGINEER
NATURAL RES. MGR.

City of Naples, Florida
Attn: Mr. Frank Jones, City Manager
January 30, 1987
Page Two

to our 40 years of experience in the business and we usually over-design our walls and they are well adapted to the locations where we install them.

2. Section 3, Item D, sub-item 1. I cannot understand why the County Manager would need to be involved in this particular business.

3. Section 3, Item D, sub-item 2. The requirement for a certification by a professional engineer is probably all right but this will, again, considerably increase the cost of the seawall. However, I do realize that some marine contractors may not perform their work in a quality manner, so this may be a necessary extra cost.

4. Section 4, Item B, sub-item 4. In the last 2 lines it is stated there will be construction/contraction joints at 50 foot intervals. I disagree completely with this stipulation. Twenty years ago, we used to do this religiously because most of our engineers and architects came from the north where the weather extremes severely affect concrete/steel construction in expansion and contraction. However, here in Naples our temperatures are more stable (particularly as to freezing and thawing), especially over a short time period (as in the north). We have therefore eliminated all expansion joints and have found it a good construction practice here. In the past 30 or 40 years, I'd say that probably 20% of our problems with seawalls have been caused by expansion joints where the salt water gets into the steel, which starts to expand in the expansion joints, causing damage. In many cases the owners have paid us to go in, chip out the concrete and steel, and repour these expansion joints solid. I would definitely omit this particular stipulation in your proposed ordinance.

5. Section 4, Item C. Aluminum sheet pile seawalls. We are referring this to our aluminum sheet pile seawall supplier for their comments. I don't know how soon I'll have their input but will forward it to you as soon as I get it.

6. Section 4, Item D, sub-item 3. This calls for the fabric to be overlaid by one layer of 1" to 4" stone, which will serve as a cushion for the armor layer protection. We find this procedure gives us a lot of problems as well as increases the costs. If the proper filter cloth is used in the first place, such as Filter-x or Mirifi-700x, there will be no need for this "cushion" layer. Plus, in calling for the 4" stone to underlay the large boulders, we have found that in times of strong, turbulent wave action, the big boulders roll around on the smaller stones as if on ball bearings, causing excessive displacement of the boulder rock.

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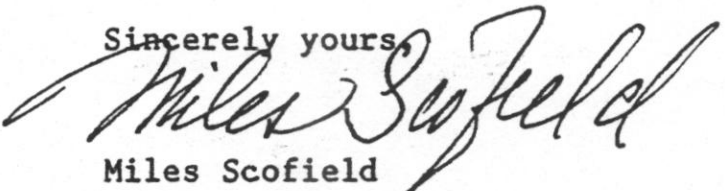
City of Naples, Florida
Attn: Mr. Frank Jones, City Manager
January 30, 1987
Page Three

This "cushion" factor on top of the filter cloth is an old Corps of Engineers idea and, in my opinion, should be abandoned. For example, when we constructed the rock jetties in the Moorings at Doctor's Pass, the Corps gave us a waiver on this, and we put in 36 feet of filter-x matting on the ground and then overlaid this with large, flat, smooth rocks. Then we built up the jetty and chinked the rocks with smaller rocks. All the old timers and most of the engineers told us that this jetty wouldn't last 5 years. It is still there today, with the filter material still underneath it and never had any "cushion" of small stone, and, it is still good.

I do agree that if the wrong filter cloth is used, there will be a very weak revetment. For example, if Mirifi 140 is used, which deteriorates rapidly, either in the water or under sunlight, the life factor is only a couple years and then it is no use at all.

I hope these comments are helpful. I'll possibly have other comments or suggestions when I receive information from the alumni seawall manufacturer and, as I said, I will forward this to you.

Sincerely yours,



Miles Scofield

Miles Scofield

MS/tgm



Royal Harbor

ASSOCIATION, INC.

POST OFFICE BOX 2532
NAPLES, FLORIDA 33939

A
Community
of over 400
Property Owners

Mayor Edwin J. Putzell, Jr.
Members of the Naples City Council
City Hall
735 8th Street South
Naples, Florida 33940



Dear Sirs and Madam:

The Royal Harbor Association Board of Directors supports the proposed city ordinance pertaining to Seawall Repair, Construction and Reconstruction, a copy of which was forwarded to the association by the City Manager for review and comment.

Pertaining thereto, the following comments are submitted.

Section 2 paragraph (a) first sentence--delete the words "to permit, or". They are unnecessary.

Section 2 paragraph (b) last sentence, last line--- "rubble of any failed seawall or revetment" should read "rubble of his failed seawall or revetment". If the word "any" is to remain, then a property owner is made responsible for removing the debris of a neighbor's seawall which may have collapsed on his property.

Sincerely,

Bernard A. Thielges
Bernard A. Thielges
President