



City of Naples

-SUBJECT-	Page
STRATEGIC PLANNING WORKSHOP	1



City of Naples

-SUBJECT-	Ord. No.	Res. No.	Page
ANNOUNCEMENTS:			
MAYOR PUTZELL: Announced that the Fifth Avenue South area between Ninth Street and Eighth Street South would not be designated one-way until May 1, 1989, so as not to interfere with the upcoming season traffic.			
CITY MANAGER JONES: Advised that the City was preparing for the "Say No To Drugs" Red Ribbon Week Campaign, October 23 - 30.			
APPROVAL OF MINUTES: October 4, 1988, Workshop Meeting October 5, 1988, Regular Meeting			
PURCHASING:			
-BID AWARD purchase one 20-foot marine patrol boat.		88-5640	
-BID AWARD to purchase four unmarked surveillance vehicles.		88-5641	
-BID AWARD purchase three utility refuse vehicles, Utilities.		88-5642	
RESOLUTIONS:			
-APPROVE consultant selection committee to review engineering proposals for new fire station, South Gordon Drive.		88-5643	
-APPROVE consultant selection committee to review engineering proposals for renovation of fire station no. 2.		88-5644	
-RECESS public hearing regarding the Bailey Lane Assessment District.		88-	4
-APPROVE CCSL variance to construct pool, 2700 Gordon Drive.		88-5646	
-APPROVE CCSL variance to allow screened pool, 3550 Gordon Drive.		88-5647	
-APPROVE variance to permit addition, 3550 Gordon Drive.		88-5648	
-APPROVE conditional use permit to allow off-site parking, 975 Sixth Avenue South.		88-5649	
-APPROVE Change Order No. 1 to Mid-Continent Electric, Inc., for installation of traffic light.		88-5650	
-APPROVE contract with Florida Atlantic University for annexation study.		88-5651	1
-APPROVE contract with State regarding Historic District Ordinance Project.		88-5652	
-APPROVE application for beautification grant from the State FDOT.		88-5653	
-APPROVE urging support of Amendment No. 4.		88-5654	
ORDINANCES - Second Reading:			
-ADOPT anti-scavenging ordinance.		88-5645	
ORDINANCES - First Reading:			
-APPROVE property rezone, 995 Eighth Avenue South.		88-_____	7
-APPROVE amendment to Code to change deadline for PAB petitions.		88-_____	
-APPROVE amendment to Code to provide for temporary permits to be issued to motor homes for parking overnight.		88-_____	8
-APPROVE amendment to Code to provide procedures and requirements to enter into development agreements.		88-_____	
-APPROVE revised rate structure for water service rates.		88-_____	1
-APPROVE revised rate structure for sewer service rates.		88-_____	1
DISCUSSION/ACTION:			
-Contractor's Examining Board complaint against Roma Construction and SCI Air Conditioning and Refrigeration.			
-Mayor Putzell advised that Carver Finance would hold its annual meeting October 20, 1988, at 2:00 p.m.			
-Council adjourned this meeting and went directly into a workshop session.			

COUNCIL MEMBERS

M O T I O N	S	245	A
	E		B
	C		S
	O		E
N	Y		N
	E		N
	N		T
	S		
	O		

---RESOLUTION NO. 88-5640

Item 5-a

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) 20 FOOT MARINE PATROL BOAT UNDER A PREVIOUSLY AWARDED BID; WAIVING THE REQUIREMENTS FOR COMPETITIVE BIDDING THEREON; AND PROVIDING AN EFFECTIVE DATE.

Morgan Boats, Inc.
Naples, Florida
\$9,834.00

Title not read.

In response to Councilman Richardson, Purchasing Agent Unangst advised that delivery would be approximately 30-60 days. City Manager Jones pointed out that once ordered, construction of the boat would begin.

Mr. Graver asked if the City had an engine for this vessel and Mr. Jones explained that it would be a separate purchase through State contract. These contracts are used as benchmarks to determine if bids received are reasonable; if they are not, then the State contract is recommended for award.

---RESOLUTION NO. 88-5641

Item 5-b

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS FOR THE PURCHASE OF FOUR (4) UNMARKED SURVEILLANCE VEHICLES FOR THE CRIMINAL INVESTIGATION DIVISION OF THE POLICE DEPARTMENT; WAIVING THE REQUIREMENTS FOR COMPETITIVE BIDDING THEREON; AND PROVIDING AN EFFECTIVE DATE.

Various Vendors
\$37,000.00 (Budget Ampunt)

Title not read.

---RESOLUTION NO. 88-5642

Item 5-c

A RESOLUTION AUTHORIZING PURCHASE OF THREE (3) UTILITY REFUSE VEHICLES FOR THE SOLID WASTE/RESIDENTIAL DIVISION OF THE UTILITIES DEPARTMENT UNDER THE STATE OF FLORIDA NEGOTIATED CONTRACT; WAIVING THE REQUIREMENTS FOR COMPETITIVE BIDDING THEREON; AND PROVIDING AN EFFECTIVE DATE.

Cushman Motor Scooter Sales
Ft. Lauderdale, Florida
\$22,995.00 (3 units)

Title not read.

COUNCIL MEMBERS

MOTION RECORDS ABSENT

ITEM 6

---RESOLUTION NO. 88-5643

Item 6-a

A RESOLUTION APPOINTING A CONSULTANT SELECTION COMMITTEE FOR THE PURPOSE OF REVIEWING PROPOSALS SUBMITTED BY DESIGN ENGINEERING FIRMS WISHING TO PROVIDE PROFESSIONAL SERVICES IN CONJUNCTION WITH THE CONSTRUCTION OF A NEW FIRE STATION IN THE SOUTH GORDON DRIVE AREA OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

Title not read.

---RESOLUTION NO. 88-5644

Item 6-b

A RESOLUTION APPOINTING A CONSULTANT SELECTION COMMITTEE FOR THE PURPOSE OF REVIEWING PROPOSALS SUBMITTED BY DESIGN ENGINEERING FIRMS WISHING TO PROVIDE PROFESSIONAL SERVICES IN CONJUNCTION WITH THE ADDITION AND RENOVATION OF FIRE STATION NO. 2; AND PROVIDING AN EFFECTIVE DATE.

Title not read.

MOTION: To APPROVE the Consent Agenda as presented.

-----END CONSENT AGENDA-----

-----ADVERTISED PUBLIC HEARINGS-----

---ORDINANCE NO. 88-5645

ITEM 7

AN ORDINANCE ADDING SECTION 10-11 TO CHAPTER 10 OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES RELATING TO ANTI-SCAVENGING; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO PROVIDE ANTI-SCAVENGING PROVISIONS TO THE CODE OF ORDINANCES AT THE REQUEST OF THE CITY.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 9:12 a.m. Closed: 9:14 a.m.

City Manager Jones advised that many other cities have implemented similar ordinances. It prevents collection of recyclables intended for the City's program to be picked-up by someone other than City representatives. Because this program is intended to be self-supporting, it is imperative that all recyclables be collected.

Utilities Director Chaffee noted that the program went city-wide approximately three weeks ago and since that time, the only problem experienced thus far has been with those people whose collection date has changed.

MOTION: To ADOPT the ordinance as presented at second reading.

Anderson-McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell (6-0)

X

X
X
X
X
X
X

Anderson-McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell (6-0)

X

X

X
X
X
X
X
X

COUNCIL MEMBERS

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

Mr. Tom Peek of Wilson, Miller, Barton, Soll & Peek, representing Church of the Nazarene and himself, advised that he did not believe the proposed system was the most cost efficient. A low pressure system, he said, would be considerably less because property owners would not have to pay for hook-up to the system until such time as they need it. He also suggested the City install lines south of the existing paved road instead of down the middle of the street to also reduce the expense of the project.

Referring to north and south force mains connecting to Bailey Lane, Mr. Peek said he did not believe property owners should be held responsible for payment of a 12" line coming south inasmuch as a 4" line is all that is required. He also said they should not be required to pay any compensation for the line from the north.

City Manager Jones recommended that the consultants, CDM, meet with Mr. Tom Peek of Wilson, Miller, Barton, Soll & Peek and City staff to discuss use of the different systems presented to Council this morning. Mr. Barnett also suggested that this item be workshopped before any decisions are made regarding the levying of assessments.

The public hearing was recessed until the November 2, 1988, regular meeting of Council.

*** **

---RESOLUTION NO. 88-5646 ITEM 9

A RESOLUTION GRANTING A VARIANCE FROM THE CITY'S MOST RESTRICTIVE COASTAL CONSTRUCTION SETBACK LINE TO CONSTRUCT A SWIMMING POOL WITH DECK AND SPA PARTIALLY SEAWARD OF THE CITY'S MOST RESTRICTIVE SETBACK AT 2700 GORDON DRIVE; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 9:54 a.m.
Closed: 9:55 a.m.

Natural Resources Manager Staiger advised that there was adequate room for this pool east of existing structures; however, the cabana and house were built to enjoy the Gulf view and placement of the pool in any other location would not be conducive to that objective. Staff has received a letter of no objection from one of the adjacent property owners.

In response to Councilman Graver, Mr. Brett Moore of Coastal Engineering Consultants, representing the petitioner, explained the white sticks indicate location of the adjacent house.

MOTION: To APPROVE the resolution as presented.

*** **

Anderson-McDonald				
Barnett				X
Crawford	X			X
Graver				X
Muenzer		X		X
Richardson				X
Putzell				X
(6-0)				

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10/19/88

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	

---RESOLUTION NO. 88-5647

ITEM 10

A RESOLUTION GRANTING A VARIANCE FROM THE CITY'S MOST RESTRICTIVE COASTAL CONSTRUCTION SETBACK LINE TO ENCLOSE PORTIONS OF AN EXISTING SCREENED CONCRETE SWIMMING POOL DECK AND TO ADD A PASSAGEWAY FROM THAT ROOM TO A GROUND-LEVEL GARAGE AT THE REAR OF A HOME AT 3550 GORDON DRIVE AND TO CONSTRUCT A 65 SQUARE FOOT ADDITION AT THE FRONT OF SAID HOME, SUBJECT TO THE CONDITION SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 9:59 a.m.
Closed: 10:00 a.m.

Natural Resources Manager Staiger explained the petitioner was requesting a variance to enclose an already existing structure and add a passageway. The footprint of the house will in no way be changed. In response to Councilman Crawford, Architect David Humphrey, representing the petitioner, advised that the porch area, had been raised but the pool decking had not.

Mayor Putzell asked that the resolution include a reference to the site plans.

MOTION: To APPROVE the resolution with the addition of a reference to the proposed site plans.

-----END ADVERTISED PUBLIC HEARINGS-----

COMMUNITY DEVELOPMENT DEPARTMENT/ NAPLES PLANNING ADVISORY BOARD

---RESOLUTION NO. 88-5648

ITEM 11

A RESOLUTION GRANTING A VARIANCE FROM SECTION 5.2 OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO PERMIT AN ADDITION TO AN EXISTING RESIDENCE AT 3550 GORDON DRIVE; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim explained that this was the same petitioner as in Item 10 and, further, that a variance was needed to permit the proposed passageway addition.

Mayor Putzell suggested that the resolution include a reference to the site plans.

MOTION: To APPROVE the resolution with the addition of a reference to the proposed site plans.

Anderson-
McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell
(6-0)

X

X
X
X
X
X
X
X

X

Anderson-
McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell
(6-0)

X

X
X
X
X
X
X
X

X

COUNCIL MEMBERS

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

---RESOLUTION NO. 88-5649

ITEM 12

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW TWO OFF-SITE PARKING SPACES AT 975 SIXTH AVENUE SOUTH, SUBJECT TO THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim advised the petitioner had leased space in the Martin Financial Building for a chiropractor office and is two parking spaces short of meeting the Code requirements. He has obtained a one-year lease from Southeast Bank for the use of two parking spaces in their lot approximately 600' feet east of the building. Both staff and Planning Advisory Board (PAB) recommend approval, Mrs. McKim commented.

MOTION: To APPROVE the resolution for the length of the off-site parking lease with Southeast Bank.

Anderson-
McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell
(6-0)

		X			
		X			
		X			
	X	X			X
	X	X			X

---ORDINANCE NO. 88-

ITEM 13

AN ORDINANCE REZONING PROPERTY LOCATED AT 995 EIGHTH AVENUE SOUTH FROM "R3T-12", MULTIFAMILY RESIDENTIAL, TO "PD", PLANNED DEVELOPMENT, FOR AN OFFICE BUILDING AND APPROVAL OF SITE PLAN; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO REZONE PRIVATE PROPERTY AT THE PROPERTY OWNER'S REQUEST TO PRESERVE AN ON-SITE STRUCTURE AS AN OFFICE.

Title read by City Attorney Rynders.

This proposal is to use an existing single-family home for office use, Community Development Director McKim explained. The property currently is zoned multi-family; however, the new Comprehensive Plan (Plan) does support intrusion of commercial uses into residential as incentives to maintain historical structures. Staff supports approval with the stipulation that no certificates of occupancy are issued until adoption of the new Plan in January, 1989.

In response to Mayor Putzell, Mrs. McKim pointed out that the petitioner would like to move into the building in November, 1988. The City has approved the concept of this project by letting her obtain building permits but it would be in violation of State law if it issued certificates of occupancy before final adoption of the Plan, she said. City Attorney Rynders confirmed this.

Mr. Graver asked how many single-family homes were in that area to which Mrs. McKim advised approximately 15. In response to another question by Councilman Graver, staff advised that it would take even longer than January, 1989, to change the existing Plan.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10/19/88

COUNCIL MEMBERS	MOTION	VOTE		ABSENT
		YES	NO	
Anderson-McDonald	X	X		
Barnett	X	X		
Crawford		X		
Graver		X		
Muenzer				
Richardson			X	
Putzell (6-0)			X	
Anderson-McDonald	X	X		
Barnett		X		
Crawford		X		
Graver	X	X		
Muenzer				
Richardson				
Putzell (5-0)		X		

Ms. Debra Hilgeman of Media and Marketing Associates made a brief presentation outlining what the proposed renovation would look like. Mayor Putzell referred to her letter dated October 17, 1988 (Attachment #4), and asked the date of purchase for the property. Ms. Hilgeman advised she had purchased the property last November and upon careful research found it would be a good location for her business.

After brief discussion, City Attorney Rynders reiterated that the current Plan prohibits such use and the City is bound by that document until the new Plan is adopted, January, 1989. Staff's original position was not to issue building permits until adoption of the Plan. However, on the basis that if it was a single-family home, renovations could begin, they consented to the issuance of the permits. The planned development (PD) designation for this property protects the existing structure, Mrs. McKim added.

City Attorney Rynders suggested that the resolution be changed to allow issuance of building permits but not certificates of occupancy until the Plan is adopted.

MOTION: To APPROVE at first reading with an amendment which states that no certificates of occupancy can be issued until the revised Comprehensive-Plan is adopted.

---ORDINANCE NO. 88- ITEM 14

AN ORDINANCE AMENDING SECTIONS 8.A., 9.C AND 11.A.(2) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO CHANGE THE DEADLINE FOR SUBMITTAL OF PETITIONS FOR PLANNING ADVISORY BOARD REVIEW FROM THREE (3) WEEKS TO THIRTY (30) DAYS.

Title read by City Attorney Rynders.

Community Development Director McKim advised that this ordinance was necessary for two reasons: the newspaper has changed its deadlines and public notices are now due the day after petitions are received; and it allows staff more time to review applications before going before the Planning Advisory Board (PAB).

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

---ORDINANCE NO. 88- ITEM 15

AN ORDINANCE AMENDING SECTION 6.20 OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO PROVIDE FOR TEMPORARY PERMITS FOR THE PARKING OF MOTOR HOMES, TRAVEL TRAILERS OR TRAVEL CAMPERS WITHIN THE CITY OF NAPLES.

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	

Title read by City Attorney Rynders.

This ordinance provides a mechanism by which staff can issue permits for a resident to keep a motor home overnight for two nights, twice monthly and to permit visitors to park motor homes overnight for the same period. Community Development Director McKim advised that currently all such permits must be approved by Council. The Planning Advisory Board (PAB) suggested an amendment be made to the ordinance allowing longer stays for handicapped visitors whose facilities are aboard the motor home.

Anderson-
McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell
(6-0)

	X			X
		X		X
		X		X
		X		X
	X		X	X
			X	X

MOTION: To APPROVE the resolution as presented.

*** **

-----END COMMUNITY DEVELOPMENT/PAB-----

----- FIRST READINGS -----

---ORDINANCE NO. 88---

ITEM 16

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF NAPLES BY ADDING A NEW ARTICLE V TO CHAPTER 1A, ENTITLED "DEVELOPMENT AGREEMENT APPROVAL PROCEDURES," ESTABLISHING PROCEDURES AND REQUIREMENTS TO CONSIDER AND ENTER INTO A DEVELOPMENT AGREEMENT WITH ANY PERSON HAVING A LEGAL OR EQUITABLE INTEREST IN REAL PROPERTY LOCATED WITHIN THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO PROVIDE PROCEDURES AND REQUIREMENTS FOR CONSIDERING AND ENTERING INTO DEVELOPMENT AGREEMENTS.

Title read by City Attorney Rynders.

Community Development Director McKim advised Florida State Statutes provide cities the opportunity to enter into Development Agreements with persons having any interest in real property located within the City boundaries. Mayor Putzell said this would be a useful tool in connection with the City's annexation program.

In response to Mr. Graver, Mrs. McKim explained that these agreements would be effective for only five years as governed by the Statute and were used to give some assurances to property owners regarding zoning and other criteria. City Attorney Rynders noted that the Park Shore developers would come before Council soon with such an agreement; however, it probably would have an estoppel attached to provide for a 20 to 25 year build out.

Anderson-
McDonald
Barnett
Crawford
Graver
Muenzer
Richardson
Putzell
(6-0)

			X	X
	X		X	X
		X		X
		X		X
	X		X	X
			X	X

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

*** **

COUNCIL MEMBERS	MOTION	VOTE	
		YES	NO
Anderson-McDonald			X
Barnett	X	X	
Crawford		X	
Graver		X	
Muenzer			
Richardson	X	X	
Putzell			X
(6-0)			

---ORDINANCE NO. 88-

ITEM 17

AN ORDINANCE RELATING TO RATES FOR WATER SERVICE, AMENDING SUBSECTION (b)(3) OF SECTION 26-8, ENTITLED "RATE SCHEDULE", AND AMENDING SUBSECTION (a) OF SECTION 26-17.1, ENTITLED "SYSTEM DEVELOPMENT CHARGE," OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO REVISE THE RATE STRUCTURE FOR WATER SERVICE RATES.

Title read by City Attorney Rynders.

City Manager Jones advised that previously Council had directed staff to come back with its recommendations for a two-year schedule of water/sewer rates (Attachment #5). The City of Naples has the most modern services available: effluent reuse system; new water treatment plant; expansion of wells; and user surcharge fees. The user surcharge was implemented so that customers outside the City limits would participate in costs associated with that service as City customers do through their ad valorem taxes.

Mayor Putzell asked staff to address the kind of capital improvements this rate change would fund and also the percentage increases involved. Finance Director Hanley advised that this rate schedule provided for a 3 1/2 to 4% increase in revenue, approximately \$140,000. Even with this increase, rates for the City's service is still less than other companies in the area. In response to Mrs. Anderson-McDonald, City Manager Jones noted that Utilities' budget represented approximately 1/3 of the City's total expenses.

Citizen J. Sandy Scatena said he was concerned with the proposed rates. He then discussed deposit amounts required for property owners and renters; \$60 and \$180, respectively, and said he believed the latter to be unfair. Mr. Jones explained that a lien can be placed on a homeowner's property for past due bills; however, there is no remedy to collect from renters, therefore, the reason for a higher deposit. City Attorney Rynders further pointed out that the Legislature has protected renters' rights further to make collection of past due water and sewer bills even more difficult. Mayor Putzell asked the staff to take this under advisement and Council would revisit it at the second reading.

Referring to the recently imposed surcharge on users outside the City limits, Mr. Scatena said he did not believe revenue from this fund should be placed in the General Fund account. However, Mr. Jones reiterated that the surcharge was to compensate the City for that portion of ad valorem taxes which City users are required to pay for this service. Mayor Putzell pointed out that the Florida State Statutes provides cities the opportunity to levy such charges.

Councilman Graver asked about the Pelican Bay service area, if their rates would also increase. Mr. Jones advised that they indeed would.

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

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSENT
			YES	NO	

 ---ORDINANCE NO. 88-
 ITEM 18

AN ORDINANCE RELATING TO RATES AND CHARGES FOR SEWER SERVICE, AMENDING SUBSECTION (c) OF SECTION 11-3.1, ENTITLED "NEW SERVICE CONNECTIONS INSIDE AND OUTSIDE THE CITY LIMITS; DEFINITIONS, METHOD OF COMPUTING; METHOD OF PAYMENT AND CHARGES," AND AMENDING SUBSECTIONS (c)(2) AND (3) AND (d)(2) OF SECTION 11-3.3, ENTITLED "SEWER SERVICE RATES AND CHARGES," OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO REVISE THE RATE STRUCTURE FOR SEWER SERVICE RATES AND CHARGES.

Title read by City Attorney Rynders.

See discussion for Item 17.

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

---- END FIRST READINGS ----

---RESOLUTION NO. 88-5650
 ITEM 19

A RESOLUTION AUTHORIZING THE ISSUANCE OF CHANGE ORDER NO. 1 TO THE GULFSHORE ELVD./BANYAN ELVD. INTERSECTION PROJECT FOR THE INSTALLATION OF A TRAFFIC LIGHT AT RIVER POINT DRIVE AND U.S. 41 BY MID-CONTINENT ELECTRIC, INC.; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Engineer Gronvold advised that staff recommends the bid award be let to Mid-Continent Electric, Inc. This project can then be handled as a change order to their original contract, he said, as Mid-Continent's price is reasonable and falls within the budgeted amount.

In response to Councilman Richardson, Mr. Gronvold said that this light would be connected to the computerized traffic system. The system will be completed approximately 278 days from the onset of construction, October 28. Mr. Gronvold commented that the median cut in front of the Versailles site will be closed and traffic rerouted to this intersection.

MOTION: To APPROVE the resolution as presented.

---RESOLUTION NO. 88-5651
 ITEM 20

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT WITH FLORIDA ATLANTIC UNIVERSITY/FLORIDA INTERNATIONAL UNIVERSITY JOINT CENTER FOR ENVIRONMENTAL AND URBAN PROBLEMS TO PROVIDE STUDIES IN CONJUNCTION WITH THE ANNEXATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

Anderson-McDonald						
Barnett						
Crawford						
Graver	X					
Muenzer						
Richardson		X				X
Putzell (6-0)			X			

Anderson-McDonald						
Barnett						
Crawford						
Graver						
Muenzer						
Richardson		X				X
Putzell (6-0)			X			

CITY OF NAPLES, FLORIDA

Date 10/19/88

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COUNCIL MEMBERS	MOTION	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		
Crawford			X		
Graver			X		
Muenzer			X		
Richardson				X	X
Putzell			X		
(6-0)					
Anderson-McDonald	X		X		
Barnett			X		
Crawford			X		
Graver		X	X		
Muenzer			X		
Richardson			X		
Putzell			X		
(6-0)					
Anderson-McDonald				X	
Barnett				X	
Crawford				X	
Graver	X		X		
Muenzer			X		
Richardson			X		
Putzell		X	X		
(6-0)					

Title read by City Attorney Rynders.

City Manager Jones said these studies were important to facilitate progress of the annexation program. The contract with Florida Atlantic University/Florida International University Joint Center for Environmental and Urban Problems will provide an unbiased view of the program.

Councilman Crawford referred to discrepancies in price for the study to which Mr. Jones explained that staff had negotiated with the University and they had, in fact, reduced their fee to \$27,700. Mr. Crawford asked that the contract reflect this fee. City Attorney Rynders advised that he had read and agreed with the contract.

MOTION: To APPROVE the resolution as presented and to amend the contract price to \$27,700.

---RESOLUTION NO. 88-5652

ITEM 21

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, RELATING TO THE FUNDING OF THE NAPLES HISTORIC DISTRICT ORDINANCE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim explained that this resolution was necessary to obtain grant monies for the Naples Historic District Ordinance project.

In response to Mayor Putzell, City Attorney Rynders said that he had, in fact, read and agreed with the contract.

MOTION: To APPROVE the resolution as presented.

---RESOLUTION NO. 88-5653

ITEM 22

A RESOLUTION AUTHORIZING THE CITY MANAGER AND HIS STAFF TO APPLY FOR A HIGHWAY BEAUTIFICATION GRANT MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Services Director Holley noted that the Florida State Legislature has setup a process by which cities can apply for grant monies to reimburse them for median beautification projects such as the City's Naplescape program. Council asked if this was a matching grant to which Mr. Holley advised that it was. The State analyzes each application to determine if it has met all criteria: use of wild flowers; landscape design; etc.

MOTION: To APPROVE the resolution as presented.

CITY OF NAPLES, FLORIDA

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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	

*** **

---RESOLUTION NO. 88-5654 ITEM 23

A RESOLUTION URGING VOTERS TO SUPPORT THE REFERENDUM ON CONSTITUTIONAL AMENDMENT NO. 4 IN ORDER TO PROVIDE ADDITIONAL MONIES FOR ROAD RIGHT-OF-WAY ACQUISITION IN COLLIER COUNTY; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Councilman Richardson explained that he asked this item be placed on the agenda as the amendment would support the Florida Department of Transportation's (FDOT) earlier acquisition of rights-of-way and bridges in Collier County. It is imperative that the City lends its support to this program for the widening of U.S. 41. The 30-year bond would be repaid with gasoline tax money, he said.

MOTION: To APPROVE the resolution as presented.

*** **

Anderson-McDonald				
Barnett	X			
Crawford		X		
Graver			X	
Muenzer				X
Richardson	X			
Putzell (6-0)			X	

ITEM 24

ACTION (PURSUANT TO SECTION 8-48(C)(5) "DISCIPLINARY PROCEEDINGS") FOLLOWING CONTRACTORS EXAMINING BOARD CONSIDERATION ON OCTOBER 14 OF COMPLAINTS AGAINST ROMA CONSTRUCTION AND SCI. AIR CONDITIONING & REFRIGERATION.

No official action was taken on this item. The Contractors Examining Board has deferred this item to a later date.

*** **

CORRESPONDENCE AND COMMUNICATIONS:

Mayor Putzell announced that Carver Finance would hold its annual meeting October 20, 1988, at 2:00 p.m. and invited all Council members to attend. The Board intends to tour the Carver/River Park facilities.

Council adjourned this regular meeting and noted that a workshop meeting would immediately follow at the Norris Community Center in Rooms A & B.

*** **

ADJOURN: 11:46 a.m.

[Signature]
EDWIN J. PUTZELL, JR., Mayor

[Signature]
JANET CASON
CITY CLERK

[Signature]
JODIE M. O'DRISCOLL
DEPUTY CLERK

These minutes of the Naples City Council were approved on NOVEMBER 2, 1988.

SUPPLEMENTAL ATTENDANCE LIST

W. W. Haardt
John Calise, CDM
Dr. John Martin
Frank Gargiulo
Bob Galloway
Gil Weil

Charles Andrews
Joe Pantalione, CDM
Theresa Ciconte
Betty Murphy
Rev. Rick Mapes
J. Sandy Scatena

Herb Anderson
Lou Marcello, CDM
Heather Burch
Brett Moore
Debra Hilgeman
Lee Layne

Other interested citizens and visitors.

NEWS MEDIA:

Stephen DiPietro, Palmer TV-10
Tim Hass, WBBH-TV

Lori Darvas, Naples Daily News
Kevin Gwin, WEVU-TV

C C Council +

F. J.

Let me make a statement concerning the Fifth Avenue-Four Corners traffic situation which is the subject of much current comment.

As is well known, it was a consultant to the Department of Transportation who made the recommendations concerning improvements at the intersection of U.S. 41 and Fifth Avenue South, and the traffic flow between 8th and 9th Streets on 5th Avenue South. The consensus of City Council at the end of last week's workshop meeting was to proceed with implementation of those recommended changes, subject however, to any input resulting from the Fifth Avenue Parking Committee's meeting next Friday, October 21.

Since that time, emphasis of the issue both in the media and on the street has shifted to the timing of the proposed changes, as opposed to the actual changes themselves. Also, since that time, the City's traffic study consultant selection committee has met to review proposals from firms to conduct the City's traffic study update during the coming year. That committee received a commitment from each of the consultants that the City could designate specific elements of the study for priority review. In order to remove the timing issue from next Friday's Committee meeting and to refocus that meeting on the actual proposed

changes, and also in order to allow the City to determine the impact on the City streets from the proposed changes, through the use of the City-wide traffic study, I am now asking for a consensus of the Council that implementation of any changes be set back to May 1, 1989, following the busy winter season and following the results of the study by the Fifth Avenue committee as well as of the City's traffic consultants' studies.

Edwin J. Putzell, Jr., Mayor
October 19, 1988

BAILEY LANE ASSESSMENT DISTRICT
CITY OF NAPLES
TENTATIVE APPORTIONMENT OF COST

LOT NO.	ACRES	COST PER LOT	ANNUAL PAYMENT			MONTHLY PAYMENT		
			(5 YR @ 9%)	(10 YR @ 9%)	(15 YR @ 9%)	(5 YR @ 9%)	(10 YR @ 9%)	(15 YR @ 9%)
21	10.30	102,467	26,343	15,966	12,712	2,195	1,331	1,059
15	9.85	97,946	25,181	15,262	12,151	2,098	1,272	1,013
20	5.00	43,727	12,784	7,748	6,169	1,065	646	514
12	2.61	25,993	6,683	4,050	3,225	557	338	269
11	2.31	22,980	5,908	3,581	2,851	492	298	238
57	2.31	22,980	5,908	3,581	2,851	492	298	238
56	2.61	25,993	6,683	4,050	3,225	557	338	269
9	4.92	48,973	12,591	7,631	6,076	1,049	636	506
17	4.92	48,973	12,591	7,631	6,076	1,049	636	506
13	4.92	48,973	12,591	7,631	6,076	1,049	636	506
14	4.92	48,973	12,591	7,631	6,076	1,049	636	506
48	4.92	48,973	12,591	7,631	6,076	1,049	636	506
31	4.92	48,973	12,591	7,631	6,076	1,049	636	506
6	1.85	18,379	4,725	2,864	2,280	394	239	190
47	1.58	15,754	4,050	2,455	1,954	338	205	163
36	1.11	11,028	2,835	1,718	1,368	236	143	114

69.09 687,086

69.09 ACRES= 3,009,560

\$/SQUARE FOOT= 0.228

3.0 FUTURE CONDITIONS

261

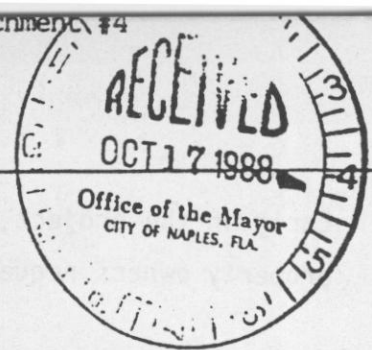
Early in the project, a questionnaire (Attachment B) was sent out to all property owners requesting specific information about each parcel.

With new sewer facilities and zoning changes planned, several new developments have been proposed for the District. A summary of these new developments is as follows:

<u>LOT</u>	<u>APPROX. ACREAGE</u>	<u>PROPOSED DEVELOPMENT</u>
48-47-6	8.4	65,000 S.F. Professional office complex
9-14	9.8	Church of the Nazarene Expansion
15	9.8	39 dwelling unit development
21	10.3	40 - 60 dwelling unit development
20	5.0	20 dwelling unit development
57	2.3	estate with guest house
56	2.6	estate with guest house
17-13-31	14.8	120 bed nursing home, 135 bed retirement home and office
36	1.2	medical office
11	2.3	existing estate house
12	2.6	no available information

CAAS16

M Media & Marketing Associates



October 17, 1988

TO THE MAYOR, CITY COUNCIL AND CITY MANAGER:

This letter is to update you on a situation that will be heard by you on Wednesday, Oct. 19.

I have had the opportunity to speak with most of you regarding the rezoning of a property at 995 8th Avenue South, on the corner of 10th Street South. This 1/4-acre site is zoned for three multi-family units and currently has only one older home on the property. I hope to repair and renovate this home in Old Florida style for use as a public relations office.

During the 11 months since purchasing this property, which has now been vacant for over two years due to the extensive repairs needed, I have been working with planning staff to ensure that my plans and time-frame met the needs of all involved.

Initially, I was advised to seek an extension of the commercial zoning on the east side of 10th Street. Then, on the deadline date for filing with staff, I was advised to seek rezoning to "O" with a variance. And, during the three weeks before the Planning Advisory Board hearing, the recommendation was made that I apply for a planned development status to ensure that the existing home would be preserved.

At my appearance before PAB in September, a continuance was granted till the October meeting to allow for the refiling as a PD. On Oct. 6, PAB unanimously approved my plans but with the stipulation that no building permits would be issued until January to coincide with the new comprehensive plan.

This delay will cause additional hardship for me and I currently am in contact with the city attorney to determine how this process might be accelerated.

For the past year, I have worked diligently with the city in finding a mutually acceptable way of preventing another older home from being replaced with multi-family units. Since my plans are supported by the new comprehensive plan, PAB and my neighbors, I am asking that you exercise your authority in approving an early start on this renovation plan.

Sincerely,

Debra Hilgeman, APR
President

ATTACHMENT A

CAA816

Sewer Rate Calculation

	<u>Billing</u>	<u>Capacity</u>	<u>Commodity</u>
Data Processing	\$ 24,832		
Customer Service	35,295		
Debt Service		\$ 361,238	
Coverage		72,250	
CIP		691,352	
Interest		(117,000)	
Instpections		(3,000)	
Connections		(10,000)	
Systems Development		(900,000)	
Salaries & Benefits			\$ 941,405
Chemicals			243,059
Electric			202,000
Repairs			547,658
Other			141,165
Administration			767,799
	<u>\$ 60,127</u>	<u>\$ 94,840</u>	<u>\$2,843,086</u>

Sewer Customers 7,664 $\frac{60,127}{7,664} = 7.85 \div 6 = \underline{\underline{\$1.31}}$ Billing
 Water Customers 14,110 (no Change)

Sewer ERU's 24,180 $\frac{94,840}{24,180} = 3.92 \div 6 = \$.65$
 Water ERU's 32,334 $\left. \begin{array}{l} 24,180 \\ 32,334 \end{array} \right\} 75\%$

$\frac{2,843,086}{1,964,977} = \$1.45/1,000$

Billable Gallons 5,166,000
 Less Sold to County (799,384)
4,366,616 x 75% = 3,274,962 x 75% =
 2,456,221 x 80% = 1,964,977

75% Ratio of Sewer to Water
 75% of Water Consumption
 for Sewer Customers
 80% recognizes 20%
 Loss to Cap of 18,000

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Jodi O'Rourke

ATTACHMENT B

Water Rate Calculation

	<u>Billing</u>	<u>Capacity</u>	<u>Commodity</u>
Meter Readers	\$ 68,943	No	
Data Processing	24,832		
Customer Service	35,295	Change	
*Revenue Offsets			\$ (842,880)
Water Distribution			698,790
Water Production			2,306,879
Administration			915,217
	<u>\$129,070</u>	<u>No Change</u>	<u>\$3,078,006</u>

$$129,070 \div 14,110 \div 6 = \underline{\underline{\$1.53}}$$

$$3,078,006 \div 3,471,420 = \underline{\underline{\$.88}}$$

Billable Water	5,166,000
Less County	(799,384)
Less Minimum	<u>(894,746)</u>
	3,471,420

Meters = 14,110

ATTACHMENT C
Page 1

Section 26-8(b)(3)

WATER

Current Billing Rate \$1.53

No Change

Proposed Billing Rate \$1.53

<u>Meter Size</u>	<u>Current Capital Cost Rate</u>	<u>Proposed Capital Cost Rate</u>
5/8 & 3/4	\$ 3.05	\$ 3.05
1 & 1 1/4	12.20	12.20
1 1/2	30.50	30.50
2	45.75	45.75
3	91.50	91.50
4	122.00	122.00
6	152.00	152.00

No Change

Current Commodity Cost \$.84/1,000 over the minimum

Proposed Commodity Cost \$.88/1,000 over the minimum

EXAMPLE:

Our typical customer is one who uses 20,000 gallons each two months and has a 5/8" or 3/4" meter. Current Charges for this consumption would be \$17.18 for the two month period. This charge would increase to \$17.78 or \$.60 for the period or \$3.60 annually.

ATTACHMENT C
Page 2

Section 11-3.3(c)(2)(3)(d)(2)

SEWER

Current Billing Rate	\$1.31	
Proposed Billing Rate	\$1.31	No change
Current Capital Cost Rate	\$14.50	
Proposed Capital Cost Rate	\$15.15	\$.65 increase
Current Commodity Cost Rate	\$1.15	
Proposed Commodity Cost Rate	\$1.45	\$.30 increase

Customers that receive our sewer service pay a minimum rate or a rate that is based on consumption but that does not charge anything for usage in excess of 18,000 gallons per equivalent residential unit. The current minimum & maximum as well as the proposed minimum and maximum are presented for your review:

Current Minimum Per ERU	\$15.81	
Proposed Minimum Per ERU	\$16.46	\$.65 increase
Current Maximum Per ERU	\$31.34	
Proposed Maximum Per ERU	\$36.04	\$4.70 increase

A residential customer who is charged the maximum rate each two months would see an increase in their bill of \$28.20 annually.

ATTACHMENT D

Sewer System Development Fee
Section 11-3.1(c)(1)(2)(3)

<u>Meter Size</u>	<u>Current Rate</u>	<u>Proposed Rate</u>
5/8" & 3/4"	\$ 638	\$ 900
1"	1,595	2,250
1 1/4"	2,552	3,600
1 1/2"	3,190	4,500
2"	6,380	9,000
3"	12,760	18,000
4"	19,140	27,000
6"	63,800	90,000
8"	111,650	157,500
10"	175,450	247,500
12"	303,050	427,500

Water System Development Fee
Section 26-17.1(a)

<u>Meter Size</u>	<u>Current Rate</u>	<u>Proposed Rate</u>
5/8" & 3/4"	\$ 325	\$ 500
1"	812	1,250
1 1/4"	1,300	2,000
1 1/2"	1,625	2,500
2"	3,250	5,000
3"	6,500	10,000
4"	9,750	15,000
6"	32,500	50,000
8"	56,875	87,500
10"	89,375	137,500
12"	154,650	237,500

ATTACHMENT E

The County rates for water and sewer are:

Water - monthly charge

minimum - \$12.50
per 1,000 gal - \$ 1.50

Sewer - monthly charge

One Bath - \$13.50
Each Additional - \$ 3.00

A comparison in rates for what we identify as a typical customer or one who has a 5/8" or 3/4" meter uses 20,000 gallons over a two month period and has two bathrooms:

Water Two Months		
<u>Current City</u>	<u>Proposed City</u>	<u>County</u>
\$ 17.18	\$ 17.78	\$ 55.00
Sewer Two Months (Two Baths)		
<u>Current City</u>	<u>Proposed City</u>	<u>County</u>
\$ 31.34	\$ 36.04	\$ 33.00
<u>TOTAL:</u>		
\$ 48.52	\$ 53.82	\$ 88.00

Charges for City & County water/sewer impact fees are as follows:

Water Impact Fee		
<u>Current City</u>	<u>Proposed City</u>	<u>County</u>
\$ 325	\$ 500	\$ 900
Sewer Impact Fee		
<u>Current City</u>	<u>Proposed City</u>	<u>County</u>
\$ 638	\$ 900	\$ 1,340

