



City of Naples

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-	ORD. NO.	RES. NO.	PAGE
ANNOUNCEMENTS:			
Mayor Crawford: Special Workshop 7:00 pm this date			2
Acting City Manager Coggan: Recognition of several employees			2
APPROVAL OF MINUTES: December 19, 1990			2
RESOLUTIONS:			
-APPROVE purchase of gas chromatograph auto sampler, Utilities		91-6276	2
-APPROVE purchase of auto. total Kjeldahl nitrogen system, Utilities		91-6277	3
-BID AWARD for pebble quick lime, Utilities		91-6278	4
-APPROVE appointment of John Frischkorn to East Naples Bay Taxing District		91-6279	5
-APPROVE variance on 17th Avenue South		91-6280	5
-APPROVE purchase of 2.95 acres of land		91-6285	15
-APPROVE purchase of 1.8 acres of land adjacent to Anthony Park		91-6286	1
-APPROVE Craig Dunlap, Evensen Dodge, Inc. to be appointed financial advisor to the City		91-6287	28
-APPROVE accepting recommendations pf Vehicle Utilization Committee		91-6288	30
ORDINANCES			
- APPROVE issuance of bonds for construction and installation of renovations for Naples Bay and East Naples Bay projects	91-6281		6
-APPROVE issuance of bonds for construction and installation of renovations at the City Dock	91-6282		8
-APPROVE establishing no fee for occupational license of family day care services in the home	91-6283		9

COUNCIL MEMBERS	MOTION	SECTION	VOICE		ABSENT
			YES	NO	

REQUIREMENT FOR COMPETITIVE BIDDING THEREON; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Tracor Instruments Austin, Inc.
Austin, Texas
\$12,495.00

Title not read.

Councilman Herms asked staff to identify how efficiency would increase by this purchase. Acting City Manager Coggan advised that this purchase was an auto-sampler which could be run continuously without supervision.

Natural Resources Manager Staiger added that this proposed purchase would allow the City to more efficiently and accurately prepare samples as required by the Clean Water Act.

In response to Councilman Herms, Acting City Manager Coggan also explained that the auto-sampler could provide 30 injections for 40 milliliter of water samplings.

Councilman Anderson directed staff to provide information relative to the actual cost savings as related to this purchase. The data should indicate what other duties the technician currently responsible for sampling would be required to perform.

---RESOLUTION NO. 91-6277

Item 5-b

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) AUTOMATIC TOTAL KJELDAHL NITROGEN SYSTEM FOR THE UTILITIES DEPARTMENT; WAIVING THE REQUIREMENT FOR COMPETITIVE BIDDING THEREON; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSEN
			YES	NO	
Anderson			X	X	
Barnett	X		X	X	
Herms			X	X	
Muenzer			X	X	
Passidomo			X	X	
Sullivan			X	X	
Crawford			X	X	
(7-0)					

ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Perstorp Analytical, Inc.
Herndon, Virginia
\$10,151.00

Title not read.

---RESOLUTION NO. 91-6278

Item 5-c

A RESOLUTION AWARDDING CITY BID #91-43 FOR THE ESTABLISHMENT OF AN ANNUAL CONTRACT FOR THE PURCHASE OF PEBBLE QUICK LIME; AUTHORIZING THE CITY MANAGER TO ISSUE A BLANKET PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Florida Crushed Stone Company
Leesburg, Florida
\$329,000.00 (est. annual exp.)

Title not read.

Councilman Herms asked if this product would perform as well as the pebble quick lime. The crushed lime has resulted in considerable cost savings and has been determined to perform as well as the pebble, Acting Utilities Director Gronvold explained.

MOTION: To APPROVE the Consent Agenda with the aforementioned corrections to the minutes of December 19, 1990.

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

---RESOLUTION NO. 91-6279

ITEM 6

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSEN
			YES	NO	
Anderson			X		
Barnett	X			X	
Herms				X	
Muenzer				X	
Passidomo				X	
Sullivan				X	
Crawford				X	
(7-0)					

recommendation would not change with either site plan.

In response to an inquiry by Mr. Herms, Architect Steve Brisson, representing the petitioner, noted that the garage was fully enclosed. He distributed a technical plan of the site for Council's edification.

Discussion then ensued relative to the status of an adjacent east/west alley. Councilman Muenzer asked if the petitioner was aware that this alley had not been vacated, and further asked if he had any interest in applying for its vacation. Mr. Brisson stated that his client was not interested in pursuing the vacation of that east/west alley at this time; the north/south alley in front of the property has, however, been vacated.

MOTION: To APPROVE the resolution as presented.

--ORDINANCE NO. 91-6281

ITEM 8

AN ORDINANCE PROVIDING FOR THE CONSTRUCTION AND INSTALLATION OF RENOVATIONS AND THE REFINANCING OF CERTAIN DEBTS RELATING TO A MAINTENANCE DREDGING PROJECT OF THE CITY OF NAPLES, FLORIDA; AUTHORIZING THE ISSUANCE BY THE CITY OF NOT EXCEEDING \$1,100,000 CAPITAL IMPROVEMENT REVENUE BONDS TO FINANCE THE COST THEREOF; COVENANTING TO BUDGET AND APPROPRIATE CERTAIN FUNDS FOR THE PAYMENT OF THE BONDS AND PLEDGING ALL MONEYS ON DEPOSIT TO THE CREDIT OF THE SINKING FUND AND THE REVENUE FUND CREATED HEREUNDER AND THE EARNINGS ON THE INVESTMENT THEREOF TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; MAKING CERTAIN COVENANTS AND AGREEMENTS FOR THE BENEFIT OF THE OWNERS OF THE BONDS; AUTHORIZING A NEGOTIATED SALE OF THE BONDS; AWARDING THE BONDS

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			Y E S	N O	

TO THE PLACEMENT AGENT THEREOF;
 APPOINTING THE REGISTRAR AND PAYING
 AGENT FOR THE BONDS; PROVIDING FOR A
 STATEMENT OF PURPOSE BY THE CITY THAT
 THE PROJECT IS UNDERTAKEN TO IMPROVE THE
 CANAL AND WATERWAYS FOR THE MOORINGS BAY
 AND EAST NAPLES BAY TAXING DISTRICTS;
 AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 9:43 a.m.
 Closed: 9:43 a.m.

No one present to speak for or against.

Assistant City Manager Wiltsie reviewed a list of revenue and expenditures for both the Moorings Bay and East Naples Bay projects (Attachment #3). He noted that there would be an adequate revenue stream by which to retire the debt from the East Naples Bay and Moorings Bay taxing districts.

Mr. Craig Dunlap of Evensen Dodge, Inc., financial advisor for this issue, advised that the bonds would be callable in 1996 at "par" with no penalty assessed for early call.

City Attorney Rynders asked when Mr. Dunlap anticipated this bond issue would close. Mr. Dunlap said that the Preliminary Official Statement would be ready the following day, if approved by City Council, and then the issue could be marketed the next week in order to close by February 1, 1991.

Mayor Crawford asked what action would be taken in the event hostilities erupted in the Middle East and the market became volatile. Mr. Dunlap explained that the issue would either be withdrawn or refinanced at a later date. Assistant City Manager Wiltsie pointed out that the City would then have to procure a local note in order to cover payment requests from the taxing districts.

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSEN
			YES	NO	
Anderson			X	X	
Barnett				X	
Herms				X	
Muenzer				X	
Passidomo				X	
Sullivan	X			X	
Crawford				X	
(7-0)					

recommended approval of the proposed ordinance.

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

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

ITEM 11

DISCUSSION/ACTION DIRECTING STAFF TO REMOVE ALL REFERENCES TO THE ESTABLISHMENT OF A HISTORIC DISTRICT ORDINANCE AND TO DEVELOP OPTIONS, OTHER THAN THE HISTORIC DISTRICT ORDINANCE, TO COMPLY WITH COMPREHENSIVE PLAN REQUIREMENTS RELATIVE TO HISTORICALLY SIGNIFICANT PROPERTIES.

Community Development Director McKim explained that this item was requested by Councilman Anderson to consider the removal of all references to the establishment of a historic district ordinance from the Comprehensive Plan. If Council supports such action, Mrs. McKim continued, then it can be accomplished during the next cycle of amendments.

Although the State does not require such districts be established, the Planning Advisory Board (PAB) and City Council had adopted a policy which would put in place the "9J5" requirements relative to historically significant properties, she added.

Councilman Anderson asked that the last paragraph of the staff memorandum, dated January 7, 1991, be amended to read: "These options should be developed after receiving input and suggestions from all Homeowner Associations, President's Council, Collier County Historical Society, Inc., and any and all other parties from whom the Community Development Director deems their input to be fair and appropriate, whereas, the input

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from the entire City may be necessary in the development of such options."

In response to Councilman Herms, Community Development Director McKim referred to the meeting packet material on "9J5" requirements from the State Department of Community Affairs (DCA) relating to historic resources (a copy of which can be reviewed from the meeting packet in the Office of the City Clerk).

Councilman Herms asked where the staff would proceed from this point. Community Development Director McKim explained that staff would not like to follow a preconceived direction, but wants to hear public input in order to meet the next cycle of Comprehensive Plan amendments.

Councilman Herms then distributed material from the State Division of Historical Resources relative to historic district elements contained in Comprehensive Plans. He noted that a representative from the State, Suzanne Walker, had advised that those requirements were to address or define the historic resources in the following elements: coastal, housing, and future land use. A city may choose to adopt optional elements for its Comprehensive Plan in accordance with Florida Statute 163.3177.

Community Development Director McKim noted, however, that the staff did not choose on its own any optional elements which would require a historic district ordinance, but did so at the direction of PAB and Council. What is contained in the City's Comprehensive Plan, she continued, is within the future land use, housing, and coastal elements. The concept of a Historic District Board and ways to address those elements are not required by the State.

Councilman Herms asked Council to consider possibly developing a concept whereby if any structure identified in the Historic District, or a specific site which has been deemed historically

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significant, has been submitted for demolition or extensive renovation, it first be reviewed by Council. Mrs. Walker from the State Division of Historic Resources had initially indicated that there should be no problem with that concept, and she promised to send copies of policies established by other communities relative to this issue.

Acting City Manager Coggan pointed out that staff has in the past, and will continue to in the future, follow Council's directives. The Historic District Ordinance was put in place by Council adoption and was not the sole creation of staff.

Mr. John Anson Smith of 15 11th Avenue South, representing the Old Naples Preservation Society, advised that his group has opposed this ordinance from the outset. He commended Council for proceeding with its removal from the Comprehensive Plan and suggested that in the future, Council should direct staff to provide a brief statement of the desired project in common, understandable language, as well as provide cost estimates of potential surveys and finally, determine if the residents would support it.

Referring to the draft survey which was to be finalized and sent to the residents in the Historic District, Mr. Smith said that he believed the introduction of that survey was in violation of the Sunshine law. He asked Council to seriously consider the cost of proposed surveys and studies prior to their being funded.

Mr. Jim McGrath of 650 Banyan Circle said that he did not believe the additional personnel was needed or required in the Planning Department. Councilman Passidomo pointed out that Council must accept some of the responsibility for the growth of staff. Councilman Herms, however, disagreed and said that he believed staff was not responsive to the citizens of Naples.

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Mrs. Sue B. Smith of 15 11th Avenue South said that she believed time and money has been expended unnecessarily relative to the Historic District Ordinance. The City already has an existing Historic District, Mrs. Smith advised. She said she further believed that there were many positive objectives in the Comprehensive Plan which were not being implemented in the City and concurred with previous comments regarding City staff. She said she believed each department should be scrutinized carefully.

Mrs. Betty Van Arsdale of 3333 Rum Row said that she believed a Historic District Ordinance would benefit the residents who live there. A citizens committee could be established, Mrs. Van Arsdale suggested, to implement the terms of the ordinance. She further said that if individual citizens had been mistreated by staff, then an open forum such as this was an appropriate place to address those problems.

Discussion then ensued as to certain difficulties experienced by Councilman Herms in his dealings with City staff. Mr. Herms said that he experienced arrogance from the planning staff and did not believe they applied specific zoning laws to his property. However, Councilman Herms assured Council that he did not have a vendetta against the City staff because of any previous problems associated with his development activities.

Mayor Crawford asked Mr. Herms to explain a lawsuit which he had previously initiated against the City. Councilman Herms said that he was attempting to obtain some relief from the staff's interpretation of zoning codes and had not filed a "lawsuit" per se against the City. He was instead merely asking the State to either uphold or appeal the City's planned development overlay zoning.

Discussion then ensued relative to the number of planning staff which has been added since 1987. Community Development Director McKim advised that

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			YES	NO	
Anderson Barnett Herms Muenzer Passidomo Sullivan Crawford					CONSENSUS

since she was hired she had added only two positions because of the Comprehensive Plan and its concurrency management requirements: a Secretary and Planner III.

Carol Lynn Kendall of 495 Galleon Drive said that there were many citizen sin the community who valued and appreciated the staff and that she believed it was a misconception that the majority of citizens were against City staff.

Mr. Wheeler Conkling of 950 Admiralty Parade also supported the staff and condemned those citizens who have launched a malicious, anonymous attack upon the City staff and certain elected officials.

Acting City Manager Coggan said that he believed he and the staff have tried to address all the problems brought to them. They have tried to carry out Council's directives and policies to the best of their ability.

Councilman Anderson thanked all the citizens involved with this proposed ordinance for their interest and input. The City currently is in a stage of rebuilding and reorganizing, she said, and while there are areas which need improvement, it should not be taken as an opportunity to negatively reflect upon the City staff. Mrs. Anderson further pointed out that this Historic District Ordinance was never considered at second reading and has been in a workshop forum since its first reading.

It was the consensus of Council to accept the staff's recommendation in the January 7, 1991, memorandum to Council, with the aforementioned change by Councilman Anderson. Mayor Crawford further directed staff to include Mr. Smith's suggestion of including a brief introduction explaining the project's purpose in clear, understandable language.

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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---RESOLUTION NO. 91-6284 ITEM 12

A RESOLUTION ADOPTING PETITION SUBMITTAL DEADLINES FOR THE CITY OF NAPLES COMPREHENSIVE PLAN AMENDMENTS FOR 1991; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim explained that this resolution would establish two amendment cycles to the Comprehensive Plan for 1991. The first submittal deadline would be February 11, 1991, and the second would be May 13, 1991. Staff has included additional time for review of public submitted amendments during the second cycle inasmuch as there has been no petitions received as of yet for the first cycle.

MOTION: To APPROVE the resolution as presented.

*** *** ***

Anderson		X	X
Barnett	X		X
Herms			X
Muenzer			X
Passidomo			X
Sullivan			X
Crawford			X
(7-0)			

---RESOLUTION NO. 91-6285 ITEM 13

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A SALES CONTRACT FOR THE PURCHASE OF A 2.95 ACRE PARCEL OF UNPLATTED LAND EAST OF SECOND AVENUE NORTH AND ADJACENT TO THE SEABOARD DOWNTOWN SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 3 TOWNSHIP 50 SOUTH, RANGE 25 EAST; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Attorney Rynders advised that the proposed sales contract included an addendum which the seller had attached as a condition of the sale requesting the City to vacate an alley adjacent to property he owns at U.S. 41 and First Avenue North.

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Mr. Scott Cameron, representing the seller, confirmed that his client would like to have the alleyway vacated adjacent to his property on U.S. 41 and had agreed to the cash purchase price for that alleyway in the amount of \$24,300.

Community Development Director McKim then explained that this 2.95 acre parcel was part of a 7.5 acre area designated for affordable housing in the City's Comprehensive Plan. In May, 1990, the City purchased its first parcel, approximately 1.5 acres, adjacent to this property through CDBG (Community Development Block Grant) funds.

Mrs. McKim further advised that the City had followed the State Housing and Urban Development (HUD) acquisition guidelines by securing two appraisals for the 2.95 site. The original appraisals were performed based upon an inaccurate legal description of 2.74 acres. Staff has recommended Council accept the Stewart and Stephan appraisal of \$514,000 for the property.

There are several financing sources/options which must be considered if Council wants to proceed with this acquisition, Mrs. McKim pointed out. The City can either finance the balance at 6% interest through the Housing Finance Authority, finance the balance at approximately 6.125% interest through the Florida League of Cities, or apply to HUD for three years of funding in advance to pay for the acquisition of this site.

Mrs. McKim also said that staff had recommended purchase of this property as an incentive to a developer for the site. Developers cannot normally provide an affordable housing project and purchase the property as well.

Councilman Passidomo asked for a legal opinion as to whether pursuit of eminent domain proceedings would be the preferred position for Council to undertake. City Attorney Rynders advised that in the event of such proceedings, the Courts would look more favorably upon the appraisal which represented the highest

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and best use of the property. The appraisal received based upon the Comprehensive Plan designation of this property for affordable housing would not be considered by the Courts as fair and equitable. However, they could look favorably upon the appraisal based on the current zoning designation.

Referring then to the use of CDBG funds to facilitate this purchase, Councilman Passidomo asked staff to explain what advantages could be accrued for affordable housing purposes. Community Development Director McKim explained that if the City purchased this property, it could then decide what type of housing it would like to secure for the site: family, elderly, and/or mixed. The City has been approached by several developers interested in a public/private venture to build affordable housing units at this site. Mrs. McKim further advised that the City should request partial reimbursement for the land so that it could continue with its land stock acquisition for affordable housing.

Councilman Muenzer asked if the Courts would accept the lower appraisals dependent upon the level of certification of the appraiser. City Attorney Rynders advised that he had tried several condemnation cases wherein the attorney must convince the jury of his expert's testimony and certification. The jury evaluates said testimony and certification to determine if it is sufficient.

Mr. Herbert Cambridge of 6475 Golden Gate Parkway said that he fully supported the City's purchase of this 2.95 acre site. He noted that while the site was not "perfect," it was appropriate for use as affordable housing. Most people who seek affordable housing are looking for a place to live and would not complain about noise from adjacent uses. In response to Councilman Passidomo, Mr. Cambridge said that he believed it was important to use CDBG funds for land acquisition first and foremost.

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Attorney Gerald McKenzie of 501 Goodlette Road, President of the local chapter of NAACP, told Council that his group also supported the proposed land acquisition. He expressed concern, however, that the City had not yet met its Comprehensive Plan requirements for 1990 relative to providing affordable housing units.

Mr. Chuck Mohlke of 375 Second Avenue North also supported staff's recommendation to purchase the proposed 2.95 acre site. He further said that he believed CDBG funds should be used to target those affordable housing uses which do not benefit private property owners.

Mr. Willie Anthony of 559 14th Street North said that he believed this acquisition was important to furthering the goals of the Comprehensive Plan. The City must try to meet those objectives contained therein.

Mr. Jerry Giereaux of 1020 Goodlette Road, technical advisor to Affordable Housing of Southwest Florida, said that his group supported this purchase and further believed that there would be several developers interested in a project such as this.

Mr. Lance Donovan of 1066 12th Avenue North, also representing Affordable Housing of Southwest Florida, said that while this site does have some "drawbacks," it certainly could be utilized for affordable housing because of its close proximity to the stores, schools, and the hospital.

Mr. Jim McGrath of 650 Banyan Circle said that he did not support segregated housing and believed the purchase of this site was furthering that situation. Councilman Barnett, however, disagreed and said it was his interpretation that affordable housing was meant for any and all individuals who need such housing regardless of race, religion, or creed.

Councilman Sullivan concurred and pointed out that the first step to providing citizens with

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affordable housing units was land acquisition. This site has not yet been purchased, nor reviewed as to what market (elderly, family, or mixed) was present in the City.

Mrs. Carol Lynn Kendall of 495 Galleon Drive advised that she was in favor of this proposed land acquisition. She said that she believed the City of Naples had an obligation to its citizens to provide affordable housing.

Acting City Manager Coggan reminded Council that this purchase would facilitate objectives of the Comprehensive Plan, but would not meet the required 17 acres by the end of 1991. He further noted that providing affordable housing was a required element of the State's Growth Management Act.

Councilman Herms asked why there was such a disparity between the 1989 and 1990 tax assessments for the property. The assessed value decreased by nearly \$200,000. Community Development Director McKim explained that any time the Comprehensive Plan designation has changed, it was taken into consideration in the tax assessments.

Referring then to the proposed sales price of \$514,000, Councilman Herms asked if the City was paying for the highest and best use of the property which in this case was industrial. City Attorney Rynders confirmed that this was correct, but the range could, however, be quite open in the industrial use category.

Councilman Herms pointed out that if the City could have located property in a multi-family zoning designation, then the cost of that property would probably be much less than the proposed purchase. City Attorney Rynders said that it was possible in certain areas of the City to buy the same amount of land for less, but it was solely dependent upon location.

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In response to Councilman Herms, Community Development Director McKim advised that Natural Resources Manager Staiger had prepared an environmental assessment of this property as required by HUD, and Dr. Staiger said it was staff's conclusion that the site remained basically as vacant land for many years except for a sawmill which was located to the east of the site. Most of that activity took place where Goodlette Road is now located and not at this site, he said. There have been no uses on the property which would generate concern during the environmental analysis, therefore, soil borings were not completed as there was no evidence that there was ever an industrial use in the past.

Referring to the Environmental Level One Audit performed by staff, Councilman Herms asked if staff had prepared an analysis of adjacent properties. Dr. Staiger said that he had reviewed the area north of the newspaper facility and south of the site in his analysis. Mr. Herms asked if chemicals used in treating wood were used on this site and could be a potential for soil contamination. Dr. Staiger advised that this site could be tested by soil borings to determine if the soil was contaminated.

Councilman Muenzer asked Palmer Cablevision Technician, Jerry Pugh, what he might have recalled being located at this site. Mr. Pugh said that there used to be a stump pick-up area and turpentine processing plant adjacent to the site.

Councilman Herms said that he had obtained information which indicated an adjacent site had a petroleum tank underground. The petroleum can get into the ground water, and depending upon the flow of ground water, can end up at several locations. He said that he believed for safety reasons, the City should proceed and ensure that an environmental audit has been performed by a professional firm.

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Councilman Passidomo stated that he had believed staff had performed a suitable environmental level one audit, but that due to information provided by Councilman Herms, perhaps a professional firm should be employed to audit the property prior to its purchase. If the owner is agreeable, a provision could be added that indicates, prior to closing, that an environmental audit shall be performed on the property.

Mr. Scott Cameron, representing the seller, advised that his experience indicated that if a level one audit has been determined to be satisfactory, then the financial institutions would proceed with a loan. If a neighboring property has a problem and ground water contamination has been found, then all adjacent properties should proceed with a level three audit which can be extremely costly and time consuming, he said. It could take as long as one year to complete. Mr. Cameron further advised that his client would not be interested in submitting to a level one audit inasmuch as this property has been in his family for 40 years and has not been used in an environmentally detrimental manner.

Acting City Manager pointed out that a level one audit could cost as much as \$10,000 to complete.

RECESS: 12:45 P.M. UNTIL 1:00 P.M.

Mr. Scott Cameron, advised that his client would agree to the terms of an environmental level one audit, but believed that he was being unfairly subjected by the Council to do so. This property's zoning designation has been changed and, therefore, the value has decreased, he said. Mr. Cameron noted that Councilman Herms owns property in the area and believed that he was opposed to this

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acquisition because of its close proximity to his industrially zoned property.

Councilman Herms said that he did not oppose the placement of affordable housing adjacent to or near his property. He said he did, however, believe he had a legal obligation to point out a potentially serious condition if that underground fuel tank had contaminated the ground water. Mr. Herms further pointed out that he has been against that site for use as affordable housing because of the adjacent industrial uses which create considerable noise and traffic congestion.

Councilman Barnett suggested that if a Council member had prior knowledge of information relative to an item, then it should be raised before the Council meeting so that staff and Council could be comfortable with it and render an intelligent decision. Councilman Herms stated, however, that he just received this information and had not been able to provide it prior to these proceedings.

Councilman Muenzer made a brief statement relative to this acquisition. He said that he did not believe Councilman Herms would oppose a project just because of its proximity to his property. Mr. Muenzer said that he did support affordable housing, but was interested in providing a suitable location for those individuals who need affordable housing.

In response to Councilman Muenzer, Community Development Director McKim advised that the acreage for affordable housing identified in the Comprehensive Plan did not have to be in the City of Naples proper. Comprehensive Plan requirements were determined by evaluating the percentage of affordable housing available now and estimating the amount staff believed it would need by the year 1997; these standards were not set by the State.

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Councilman Muenzer said that he believed the site at Golden Gate Parkway and Goodlette Road, designated for multi-family zoning, would be a better location to place affordable housing than the proposed site. Community Development Director McKim advised that she had contacted the representative of that property as to whether he would be interested in selling a portion of it for affordable housing. The property owner was not interested in selling any portion because required mitigation for environmentally sensitive land had limited total buildable area.

Referring then to CDBG funds and their use, Councilman Muenzer asked if those monies could be used to purchase acreage in the County. Community Development Director McKim cautioned that it would be difficult for the City to purchase property outside of the City limits as it would be required to show that the property would be a benefit to the citizens of Naples.

Councilman Muenzer asked how many units could be constructed on the 2.95 acres. Mrs. McKim estimated that approximately 47 units could be constructed, 16 units per acre. She further pointed out that the previously purchased 1.5 acres were contiguous to this site and could be included in any affordable housing development.

Mr. Muenzer reiterated that he did not believe the location of this site was appropriate for housing purposes because of its proximity to an industrial zoned district. He inquired as to the acreage of Anthony Park, and Community Services Director Holley advised that there were 4.28 acres there. Councilman Muenzer suggested that the Anthony Park site could be utilized for affordable housing and this site could be purchased for recreational uses. Councilman Herms concurred with Mr. Muenzer's recommendations.

Councilman Passidomo said that while Mr. Muenzer has suggested an intriguing possibility, it would

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSENCE
			YES	NO	
Anderson			X		
Barnett					
Herms					
Muenzer					
Passidomo		X		X	
Sullivan				X	
Crawford				X	
(5-2)					

probably require a Comprehensive Plan amendment in order to facilitate the use due to land use designations. The issue before Council, he continued, is whether this property should be purchased by the City. If this opportunity is not taken advantage of that day, then it may not be available to the City in the future. Mayor Crawford noted that this property could be placed in a land bank until such time as it was needed.

Councilman Muenzer asked when the staff could determine whether his suggestion was, in fact, feasible. Community Development Director McKim estimated that it would take approximately three weeks for staff to review and notify HUD of the City's intention. Councilman Passidomo said that he believed three weeks was an ambitious amount of time by which to review Mr. Muenzer's proposal.

MOTION: To APPROVE the resolution subject to an amendment to the Sales Contract Addendum that prior to closing, an environmental audit shall be performed satisfactory to the City. Section 1 of the resolution shall further be amended to indicate that the Sales Contract, "including Exhibit A, Addendum, and Exhibit B were attached hereto."

Councilman Herms said that he believed further discussion was needed before the Council approved this acquisition. He did not support the land banking of this property.

Councilman Muenzer said that he could not support this resolution inasmuch as he was not yet certain whether this property could be used in a land swap with Anthony Park for development of affordable housing.

Councilman Passidomo said that he believed the City had an obligation to fulfill the Comprehensive Plan commitments, therefore, he would vote yes.

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

Councilman Sullivan explained that the City had an objective established in the Comprehensive Plan which Council should be striving to attain. He said that he was concerned over that fact that progress to date relative to land acquisition had been slow. One of the consequences of not purchasing this property today would be that it would not be available to the City at a future date and could not be used for either a park or affordable housing. He said that he would support the resolution as he believed the Council must proceed with establishing the needed affordable housing.

Mayor Crawford advised that Council must now address the financing options. It was the consensus of Council that staff should pursue all options and determine which is the most attractive financing option.

Anderson
Barnett
Herms
Muenzer
Passidomo
Sullivan
Crawford

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---RESOLUTION NO. 91-6286

ITEM 14

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A SALES CONTRACT FOR THE PURCHASE OF 1.8 ACRES OF LAND ADJACENT TO ANTHONY PARK IN ORDER TO IMPROVE THE EXISTING FACILITIES AT ANTHONY PARK; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Attorney Rynders advised that this was also a real estate contract which requires approval by City Council for \$106,480.00 to purchase the property.

Community Services Director Holley stated that this property was needed to facilitate the type of improvements proposed at the Anthony Park facility. The owners of the property previously

CITY OF NAPLES, FLORIDA

City Council Minutes

Date January 16, 1990

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N C E
			Y E S	N O	
Anderson	X		X		
Barnett			X		
Herms			X		
Muenzer		X	X		
Passidomo			X		
Sullivan			X		
Crawford			X		
(7-0)					

had planned to develop the site as a senior citizens center, but has since decided to sell a portion of it to the City.

Councilman Herms asked why there was a disparity between the appraised value and actual price. Mr. Holley explained that during the appraisal process, other purchases in the area were determined to be depressed and the seller asked for a 10% increase of the appraised value.

MOTION: To APPROVE the resolution as presented.

ITEM 15

DISCUSSION/ACTION REGARDING RESOLUTION 90-6124 RELATING TO THE REVEGETATION OF A RIP-RAP REVETMENT CONSTRUCTED AT 195 SOUTH LAKE DRIVE.

Natural Resources Manager Staiger advised that Council had approved an after-the-fact permit for revetment construction in Alligator Lake. At the time that permit was granted, a planting pattern was required on the revetment in order to appropriately screen the structure. The landscaper indicated that an alternative plant being used would eventually cover the face of the revetment, but given the time since installation, the plants have not spread. Dr. Staiger further advised that the property owner was issued a Notice of Violation in November, 1990, for his failure to comply with Resolution No. 90-6124, and staff has recommended that Council uphold previous position relative to its previous action.

Petitioner Benjamin Zintak asked Council to allow him to proceed with the planting which his landscape architect has installed. The intent of the resolution has been met, Mr. Zintak contended, by the planting of jasmine in the revetment. He said that he did not want to weaken the integrity of the revetment by digging deeply into it

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSENT
			YES	NO	

for further plantings. He also asked Council to give him six additional months to allow the current plantings to mature and to allow him to "double" the amount of vegetation.

Councilman Passidomo asked for clarification relative to Mr. Zintak's proposal to "double" the plantings and reviewed the merits of this petition, pointing out that the petitioner installed the rip-rap without a permit, and further that Council approved an after-the-fact permit which required certain conditions be met to appropriately screen the revetment. Mr. Zintak said that he would plant more of the same type of vegetation to cover the rip-rap. Mr. Passidomo said that he believed the petitioner should try to be a good neighbor and provide the adequate screening required in Resolution No. 90-6124.

Mr. Charles Salmon of Eden Island Nursery and Landscaping Company, Inc., representing the petitioner, advised that there were many options available to preserve the integrity of the revetment. The option chosen by the petitioner will provide an attractive screen for the rip-rap once the plantings have matured. Councilman Passidomo asked why the petitioner had not come forward seven months ago before an after-the-fact violation had been needed. Mr. Salmon said that he was recently retained to place the plantings and was not involved in the previous violations.

Petitioner Zintak said that he believed he was improving his property, not City property, and therefore he did not realize a permit was necessary for the revetment construction. He reiterated his request of Council to reconsider the plantings as sufficient for an additional six months.

Mrs. Betsy Wentzel of 616 Gulf Shore Boulevard North advised that her property was directly across the lake from the revetment and asked Council to uphold its previous action and require

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	

MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Acting City Manager Coggan told Council that the City had experienced difficulty relative to refunding the 1984 Water and Sewer Revenue Bonds. Because of the volatile market, those refunding issues have been delayed creating a necessity for the City to utilize surpluses to fund several water and sewer projects. The City's previous financial advisor, Mr. Stanley Ross, retired almost two years ago, and the City has been without an advisor since. Staff has recommended the Council interview three firms and then make a determination as to which to appoint as the City's Financial Advisor.

City Attorney Rynders pointed out that all three firms were very capable with excellent reputations. All of the firms have agreed to negotiate their fee to the acceptability of the Council.

Representatives from each of the three firms, William R. Hough & Company, Public Financial Management, Inc., and Evensen Dodge, Inc., made a brief presentation as to what their firms could provide the City. Council asked questions relative to what position each of the representatives held in their respective firms, approximate fee for a refunding issue in the amount of the \$13.5-million Water and Sewer Revenue Bond, length of contract term, and availability to the City (a tape of each interview can be reviewed in the Office of the City Clerk).

After a brief discussion of the abilities of each firm, it was the consensus of Council that Mr. Craig Dunlap of Evensen Dodge, Inc., be appointed as financial advisor. Council further directed

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	

use for City vehicles, excluding Police, Fire, and Traffic. Individuals who were promised a vehicle as part of their written offer of employment should be given a fair car allowance to take the place of those vehicles.

Mr. Taylor continued that the Committee believed management was the key to use of all City vehicles. Detailed trip logs should continue to be required for all City vehicles to ensure efficient utilization by individual employees.

The Committee further supported use of the vehicles for the first two years by administrative personnel, as previously recommended, then transferred to the Police Department for use as patrol cars.

There is an argument, Mr. Taylor continued, relative to how much money can be saved by amending the City's current policy. The approximate cost of the existing program was deducted by the Committee to be \$8,000 distributed evenly among the 16 administrative vehicles. Some of the savings by eliminating the current program would be negated as a result of providing car allowances to those employees who were promised a vehicle as part of their employment.

Mayor Crawford asked for clarification relative to the Committee's recommendation of "pass through" for administrative vehicles to the Police Department. Mr. Taylor advised that when the program was initially established, it was determined that instead of purchasing a large number of vehicles at one time for use by the Police patrol, the City decided to start utilizing those administratively prior to use by the Police Department. This policy was implemented in order to delay the bulk purchase of vehicles.

Councilman Passidomo asked if it was Mr. Taylor's recommendation to negotiate a car allowance only

COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSENCE
			YES	NO	

with those employees who were guaranteed a vehicle through their employment agreements. Those car allowances could then, through attrition, eventually be eliminated as employees are replaced. Mr. Taylor concurred with that summation, but added that he believed vehicles through the City fleet should either be made available to employees for City business, or a car allowance should be provided to employees for use of personal vehicles during business hours for City business.

Referring to Appendix I-7 of the packet material (a copy of which can be reviewed from the meeting packet in the Office of the City Clerk), Councilman Muenzer pointed out that only 6 out of 12 communities surveyed provided car allowances to their City Managers. He then noted that the daily trip logs for individual City employees were a little "out-of-line" as he did not believe it was possible for certain employees to log between 40 and 45 miles per day. Mr. Taylor, however, pointed out that the biggest problem this Committee encountered was the brief time period in which it had to make its recommendations. There could be extenuating circumstances which caused excessive mileage during that brief sampling period. Mayor Crawford further pointed out that Appendix I-10 indicated that of the 12 communities surveyed only one did not supply a car or car allowance for its City Manager.

Councilman Herms asked for clarification relative to the Committee's recommendation for continued mileage logs. Mr. Taylor explained that the Committee believed those employees who have not been guaranteed a vehicle as part of their employment should be reimbursed at the standard IRS (Internal Revenue Service) rate per mile for City business.

Discussion then ensued relative to the amount the City currently pays per mile (21 or 22 cents) and that which is allowed by the IRS. Acting City

COUNCIL MEMBERS	MOTION	SECTION	VOICE		ABSENT
			YES	NO	

Manager Coggan referred to Appendix I-12 (Attachment #3) which delineates the approximate per mile cost to operate a personal vehicle. It was the consensus of Council that the City should reimburse those employees who utilize personal vehicles for City business at a rate not to exceed the IRS regulation (approximately 25 or 26 cents per mile).

Mr. Taylor pointed out that there was a degree of fairness which must be incorporated in dealing with individuals who would be loosing their rights to City vehicles. It is not reasonable to all of a sudden pay those employees a per mile rate for City business only, when they were guaranteed the right to use City vehicles for commuting purposes as well, Mr. Taylor said.

Councilman Herms asked for further clarification relative to Appendix I-A (Attachment #4) outlining four additional employees who have relied upon the use of City vehicles over the years as part of their employment with the City. They were not guaranteed in writing to that effect, but verbally were told that as part of their employment they would have use of a City vehicle for commuting purposes. Acting City Manager Coggan pointed out that Committee Member Hustler had suggested those employees be reimbursed at the City's per mile cost for both business and commuting miles.

After a brief discussion, Council directed the Acting City Manager to notify those individuals outlined in Appendix I-A (Attachment #4) that they would receive a car allowance, and further that those individuals should report their actual commuting mileage to be calculated at the City's per mile rate and number of work days so that compensation for those miles could be fixed "up front."

MOTION: To APPROVE the resolution as presented.

Anderson
Barnett
Herms
Muenzer
Passidomo
Sullivan
Crawford

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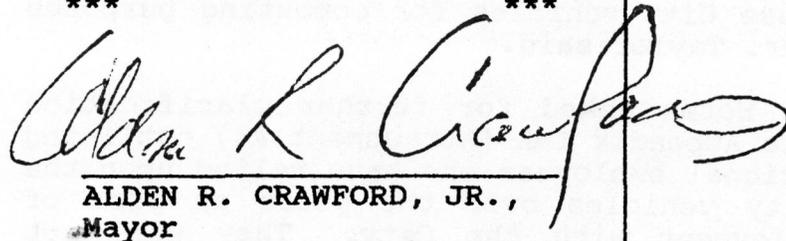
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CORRESPONDENCE AND COMMUNICATIONS:

Councilman Barnett suggested that Council break for lunch at 11:45 a.m. for future Council meetings if it has not completed at least one-half of the agenda items.

Councilman Anderson asked Acting City Manager Coggan to prioritize those workshop items to be discussed on January 26, 1991, in order to address those items requiring less discussion first. Items which will require considerable discussion should be held off until a future workshop session and dealt with one at a time.

ADJOURN: 5:00 p.m.


ALDEN R. CRAWFORD, JR.,
Mayor


Janet Cason
City Clerk

Jodie O'Driscoll
Recording Secretary

These minutes of the Naples City Council were approved on February 20, 1991.

ATTACHMENT #1

SUPPLEMENTAL ATTENDANCE LIST

W.W. Haardt	Charles Andrews	Don Pickworth
Steven Brisson	Shirley Crinion	Nick Turner
Sarah Sauer	Bob Whitmore	Bill Roy
Sue B. Smith	Lyle Richardson	John VanArsdale
Carol Lynn Kendall	Scott Cameron	Jim McGrath
John Anson Smith	Willie Anthony	Chuck Mohlke
Gerald McKenzie	Craig Dunlap	Herb Anderson
Betty VanArsdale	Herb Cambridge	Charles Salmon
George Taylor	Betsy Wentzell	Doris Dana
Benjamin Zintak	Leonard Nix	Lance Donovan

Other interested citizens and visitors.

NEWS MEDIA

Wendy Fullerton, News Press	Sally Kidd, WINK-TV
Jerry Pugh, Palmer Cablevision	Gina Binole, Naples Daily News

RECOGNITION 1/16/91



(ALREADY GAVE
HER THE CERTIFICATE
AND CHECK)

City Manager's Office - Received 11-19-90

Route To: _____

Comment FYI File _____

Action _____

Deadline _____

By _____ Date _____

City of Naples

--- MEMO ---

TO: FRANKLIN C. JONES, CITY MANAGER

FROM: STEWART K. UNANGST, EMPLOYEE SUGGESTION COMMITTEE

SUBJECT: RECOMMENDATION FOR EMPLOYEE SUGGESTION AWARD -
RITA GREENBERG, RECREATION DIVISION

DATE: NOVEMBER 16, 1990

The Employee Suggestion Committee and the Community Services Lead Team has reviewed an employee suggestion submitted by the above-referenced employee.

Rita's suggestion concerned a better way to operate the River Park Pool. It involved assigning herself as the head lifeguard and providing on-site supervision. In previous years, lifeguards were unsupervised, causing a high turnover and costs to the City for the training of new ones. Salaries for lifeguards decreased approximately 33% in 1990 as compared to 1989 (see attached memos).

She also suggested that the lifeguards be Red Cross certified to provide swimming lessons. This saved the City \$600.

Based on the above information, the Employee Suggestion Committee recommends that Rita Greenberg receive an award of \$307.00. See attachment for breakdown.

This employee in the same suggestion, recommended that the lifeguards perform the pool maintenance instead of contracting it out. Due to a lack of training, it could not be implemented this year. She hopes to begin maintenance next season. The Employee Suggestion Committee recommends that this part of the suggestion be left open. If savings are verified in maintenance at the end of next season, we recommend that she be eligible for an additional award.

APPROVED:

[Signature]

Franklin C. Jones
City Manager

SKU/bm

Respectfully submitted,

[Signature]

Stewart K. Unangst
Employee Suggestion Committee

xc: Marilyn McGinty, Recreation Superintendent
File #90-12

ATTACHMENT 122
RECOGNITION 1/16/91



(ALREADY GAVE HIM
THE CERTIFICATE
AND CHECK)

City of Naples

--- MEMO ---

TO: CITY MANAGER FRANKLIN C. JONES
FROM: EMPLOYEE SUGGESTION COMMITTEE
SUBJECT: RECOMMENDATION FOR EMPLOYEE SUGGESTION AWARD
DATE: NOVEMBER 20, 1990

BACKGROUND: Several months ago, the Employee Suggestion Committee received a submittal from Norman Odeneal, Electrical Inspector, regarding an improvement to the air conditioning usage at City Hall.

ANALYSIS: Mr. Odeneal's suggestion indicated the need to install a new time clock and an override timer to the air conditioning system. He identified that the existing time clock was not functioning properly and that on weekends employees who had access to the mechanical room turned the system on and left it running for the entire weekend. It was suggested that an override timer would allow employees working on weekends to turn the air conditioning system on for no more than a two hour period. This would eliminate the circumstances where the system would be left running the entire weekend or evening.

We have met with this submitter and together we've collectively analyzed the cost before and after implementing the suggestion. We conservatively estimate that this improvement will save \$78.00 per weekend on the average. Multiplying the \$78.00 by 52 weekends we estimate an annual savings of \$4,056.

RECOMMENDATION: The Employee Suggestion Committee recommends Norman Odeneal receive 5% of the annual savings for this

1/16/91

~~CONFIDENTIAL~~

RECOGNITION

"YOU'RE A STAR" ATTACHED

The International Institute of Municipal Clerks

160 N. ALTADENA DRIVE • PASADENA, CALIF. 91107 • PHONE (818) 795-6153 • FAX (818) 795-3615

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 City Clerk, City Hall
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 City Clerk, City Hall
 Kansas City, Kansas 66101

GWEN GRABOUSKI, CMC/AAE
 City Clerk, City Hall
 Beatrice, Nebraska 68310

J. W. (JACK) COPLAND, CMC/AAE
 Municipal Clerk, Corporation of Delta
 Delta, British Columbia V4K 3E2

TOM McLEAN, CMC
 Chief Executive Off., District Council
 Pupakura, Auck., New Zealand

TERRY S. TRIPP, CMC/AAE
 Immediate Past President
 City Clerk, City Hall
 Gonzales, Louisiana 70737

November 13, 1990

John J. Hunnewell, CAE
 Executive Director

Francis L. Adshead, Ph.D.
 Director of Education

Mr. Franklin Jones
 City Manager
 City of Naples
 735 Eighth Street South
 Naples, Florida 33940

City Manager's Office - Received 11-19-90

Route To: _____

Comment FYI File

Action

Deadline _____

By _____ Date _____

Dear Mr. Jones,

We are pleased to announce that Ms. Janet L. Cason, CMC, City Clerk of Naples, Florida has qualified for CONTINUED MEMBERSHIP in the IIMC Academy for Advanced Education.

The IIMC Academy for Advanced Education was instituted in 1981 to further professional education and to enhance and improve the skills that are required of the municipal clerk's professional position today.

Every four years, the Academy member has to demonstrate that he or she has actively engaged in educational and professional participation that keeps one current with the changing events in the local government scene.

The Academy member is required to obtain a specific number of points through completion of recognized institute and college courses, completion of seminars and workshops offered by other professional associations, teaching and writing in the profession, attendance at professional meetings and conferences, and honors and awards received for specific achievements.

Ms. Cason has been recertified to 1994, marking her second entry of sustaining membership in the Academy. She has demonstrated that she has planned and obtained the career development goals which will aid her in maintaining the quality of excellence that is required of today's public officials and administrators.

Sincerely,

Margery A. Price, CMC/AAE
 President, IIMC

P/c

1/10/91

RECOGNITION

JAMES BYRNE

FBI

PD DID NOT SEND
ANY BACK UP YET

ATTACHMENT #3 - 1

(B)

(C)

EAST NAPLES BAY & MOORING BAY
CONSTRUCTION ESTIMATES

	EAST NAPLES	MOORINGS	TOTAL
NOTE PROCEEDS-ORINGINAL	200,000.00	600,000.00	800,000.00
NOTE PAYMENTS TO DATE	90,000.00	270,000.00	360,000.00
NOTE BALANCE 12/15/90	110,000.00	330,000.00	440,000.00
AMOUNT PROVIDED FOR IMPROVEMENT	200,000.00	600,000.00	800,000.00
CONTRACTS LET	710,253.00	715,383.00	1,425,636.00
BALANCE NEEDED	510,253.00	115,383.00	625,636.00
OLD NOTE PAYOFF	110,000.00	330,000.00	440,000.00
AMOUNT REQUIRED	620,253.00	445,383.00	1,065,636.00
	.5820	.4180	1.0000
NEW NOTE	640,254.55	459,745.45	1,100,000.00
	.5820	.4180	1.0000

5% TAXABLE

YEAR	AMOUNT
1991	291,700
1992	126,306,300
1993	132,621,600
1994	139,252,700
1995	146,215,300
1996	153,526,100
1997	161,202,400
1998	169,262,500
1999	177,725,600
2000	186,611,900
2001	195,942,500
2002	205,739,600
2003	216,026,600
2004	226,828,000
2005	238,169,400

(D)

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	TOTAL	PAID TO DATE	BALANCE
CONTRACTS LET			
DOCTORS PASS & MOORINGS BAY:			
SEA CON	197,898.00	197,898.00	.00
SUB AQUEOUS	19,422.00	19,422.00	.00
SUB OCEANIC	110,229.00	68,358.00	41,871.00
ENERGY RESOURCES	362,646.00	.00	362,646.00
OWNERS REIMB	25,188.00	25,188.00	.00
TOTAL MOORINGS BAY PD	715,383.00	310,866.00	404,517.00
EAST NAPLES BAY:			
COASTAL ENGR	67,345.00	62,209.00	5,136.00
PROSPERITY DREDGING	202,822.00	76,087.00	126,735.00
ENERGY RESOURCES	385,086.00	256,578.00	128,508.00
POTENTIAL CHANGE ORDERS	55,000.00	.00	55,000.00
TOTAL EAST NAPLES BAY PD	710,253.00	394,874.00	315,379.00
COMBINED TOTALS	1,425,636.00	705,740.00	719,896.00

1991
1992
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2005

MILL RATE	ESTIMATED AD VALOREM TAXES	CUMULATIVE TOTALS	5% TAXABLE VALUES MOORINGS	ESTIMATED AD VALOREM TAXES	CUMULATIVE TOTALS
.0	60,145.87		344,410,584 .0005	172,205.29	
.0005	63,153.16	123,299.03	361,631,113 .0005	180,815.56	353,020.85
.0005	66,310.82	189,609.85	379,712,669 .0005	189,856.33	542,877.18
.0005	69,626.36	259,236.21	398,698,302 .0005	199,349.15	742,226.33
.0005	73,107.68	332,343.88	418,633,217 .0005	209,316.61	951,542.94
.0005	76,763.06	409,106.94	439,564,878 .0005	219,782.44	1,171,325.38
.0005	80,601.21	489,708.16	461,543,122 .0005	230,771.56	1,402,096.94
.0005	84,631.27	574,339.43	484,620,278 .0005	242,310.14	1,644,407.08
.0005	88,862.84	663,202.27	508,851,292 .0005	254,425.65	1,898,832.73
.0005	93,305.98	756,508.25	534,293,857 .0005	267,146.93	2,165,979.66
.0005	97,971.28	854,479.53	561,008,550 .0005	280,504.27	2,446,483.93
.0005	102,869.84	957,349.37	589,058,977 .0005	294,529.49	2,741,013.42
.0005	108,013.34	1,065,362.71	618,511,926 .0005	309,255.96	3,050,269.38
.0005	113,414.00	1,178,776.71	649,437,522 .0005	324,718.76	3,374,988.14
.0005	119,084.70	1,297,861.42	681,909,398 .0005	340,954.70	3,715,942.84
	<u>1,297,861.42</u>			<u>3,715,942.84</u>	

.5820 DEBT SERVICE	.4180 DEBT SERVICE	TOTAL DEBT
57,843.53	41,543.98	99,387.50
56,985.08	40,927.43	97,912.50
59,022.08	42,390.43	101,412.50
63,777.02	45,805.49	109,582.50
65,243.66	46,858.85	112,102.50
66,503.69	47,763.82	114,267.50
67,551.29	48,516.22	116,067.50
74,200.64	53,291.87	127,492.50
74,421.80	53,450.71	127,872.50
77,317.25	55,530.26	132,847.50
79,773.29	57,294.22	137,067.50
81,778.28	58,734.23	140,512.50
86,261.13	61,953.87	148,215.00
87,192.33	62,622.67	149,815.00
93,498.30	67,151.70	160,650.00
<u>1,091,369.31</u>	<u>783,835.69</u>	<u>1,875,205.00</u>

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A change in the policy for staff use of City cars is recommended but should not be made to the detriment of the staff who will be affected. Changing or eliminating a "perk" even if compensation is provided is an emotional item. As George Taylor said, "The hearts as well as the minds and bodies of City employees are needed, and those employees involved in any change to their current use of City vehicles should be dealt with in a fair and even handed manner."

Note: Basic data acquired for the above discussion are shown in Appendix II.

CONCLUSIONS AND RECOMMENDATIONS

1. There should be no change from current practice for staff personnel who require City cars to protect the public welfare (Police, Fire, Traffic Signal Technician).
2. Eliminate all commuting and personal business use for all City cars not covered in recommendation #1.
3. Negotiate a car allowance for all staff now assigned City cars that are not engaged in protecting the public welfare. The South Florida community car allowance could be used as a guide.
4. Continue detailed trip logs for personnel covered in recommendation #3. When sufficient data is available, establish car pooling for low frequency users and eliminate their car allowance.

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- 5. Continue pass through of staff cars to the Police when such cars finish two-year staff usage.
- 6. Make sure these changes in car policy are handled equitably for all employees involved.

Report Prepared By: John M. Hustler
John M. Hustler, Chairman

Report Approved By: F. Wheeler Conkling
F. Wheeler Conkling

George A. Taylor
George A. Taylor

APPENDIX I - 12

COST PER MILE TO
OPERATE PERSONAL CAR

Car Cost \$	10,100	12,000	20,000
Miles/Gallon	30	20	15
Gas Cost/Gallon	1.33	1.33	1.33
Insurance @ 4% per Year of Initial Car Value	400	480	700
Maintenance @ 3% of Initial Car Value	300	360	600
Number of Years of Car Use	7	7	7
Number of Miles Car Driven	70,000	70,000	70,000
Cost of Car/Year	\$2,570	\$3,219	\$5,044
Cost Per Mile	\$0.257	\$0.322	\$0.504

The City of Naples pays \$0.20 per miles for use of personal car on City business. This is far below actual cost per mile.

PROPOSED TREATMENT OF NON STAFF PERSONNEL USING CITY VEHICLES FOR
COMMUTING

TITLE	CAR USED	PERSONAL MILES DRIVEN	PROPOSED ANNUAL \$ ALLOWANCE
PK-PKWY SUPT.	1989 DODGE	2400	720
STR & DRAIN SUPT.	PICKUP	3100	910
ASST. UTIL. DIR.	PICKUP	400	120
EQUIP SERV.	PICKUP	3900	1170

PLEASE NOTE THAT ALL OF THESE PEOPLE PAID NO INCOME TAX ON THE COMMUTING BENEFIT BECAUSE THEIR VEHICLES WERE CONSIDERED EXEMPT BY IRS RULES. THE PROPOSED ALLOWANCES ARE FULLY TAXABLE AND SUGGESTED TO RECOMPENSE THESE PEOPLE FOR LOSS OF A VERY REAL BENEFIT.

IT IS ALSO SUGGESTED THAT ANY PERSONNEL HIRED INTO THESE NON STAFF JOBS DO NOT GET ANY ALLOWANCE.
MGR.