



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting 2-19-91

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

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ITEM 1

INTERVIEW WITH CANDIDATE FOR
APPOINTMENT TO THE PARKS AND
RECREATION ADVISORY BOARD.

Council interviewed Mrs. Theresa A. Hunt, 305 Goodlette Road, for appointment to the Parks and Recreation Advisory Board. Mrs. Hunt told Council that she has had considerable experience in the field of recreation as well as a background in education. She formerly managed and performed marketing duties for private racquette ball courts in Lafayette, Indiana. Mrs. Hunt expressed interest in becoming involved in volunteer work, especially with regard to recreation.

ITEM 2

REVIEW OF PROPOSED ARTISTS FOR
"CONCERTS IN THE PARK" SERIES.

Community Services Director Holley reviewed the summary of the budget projected for the "Concerts in the Park" series, and announced that the acts chosen to perform were The Association, Lionel Hampton, and Spyro Gyra. Mr. Holley assured Council that steps will be taken to control the noise level of the concerts and to prohibit alcohol within the park. He said that the concerts are being co-sponsored by the Fine Arts Society of Collier County.

Councilman Anderson remarked that all three groups are "low key" and said she hoped an atmosphere would not be created that would discourage attendance. She also asked if the series would be a revenue-producing activity.

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Councilman Sullivan remarked that one of the nice things about living in Naples is the fact that there are concerts in the park, which mean a lot to the residents and add to the ambiance of living here. He said that if these events are turned into situations where it is necessary to charge admission, it would damage that ambiance.

Councilman Herms asked how the decible levels would be controlled. Mr. Holley explained that the contracts will include language that gives some control as to where the sound is set.

With regard to prohibiting alcohol within the park, Mr. Holley said that press releases will state that coolers are subject to inspection, and a separate access point, manned by a police officer, will be set up for those people carrying coolers.

Councilman Herms recommended that all tickets for the "Concert in the Parks" series be numbered, and that following each performance, staff shall deliver all unsold tickets to the Finance Department.

Mr. Herms also said that there is a need for a greater number of police officers at the events for better control. Councilman Anderson pointed out that there is no problem with uniformed police officers checking coolers, but hoped that the events would not be totally stifled with too many officers present.

Acting City Manager Coggan assured Council members that if Police Chief Reble needs additional help, he would request it, and reminded them that overtime salaries would be involved.

It was the consensus of Council that staff shall request that the Parks & Recreation Advisory Board generate a report following the first performance of the "Concert in the Parks"

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Councilman Herms said that during the past few months the Pilots Association had approached him and voiced several concerns, including the airport facilities, maintenance of the facilities, leases, security and its facilities, safety and its facilities, fuel prices, contracts, and management. He explained that when he had heard of these concerns he wondered if the same kinds of problems existed there as in Utilities. Mr. Herms went on to say that he had not completed his investigations, but that there are indications that the Airport has some very severe problems.

Mr. Herms said that Council had heard from individuals at the City Dock and various charter boat owners regarding the manner in which the City had been treating those individuals and what they had seen as some problems in management. He said there is a very similar correlation to the Airport Authority, in that members of the Pilots Association have similar concerns which they had brought to the Airport Authority staff. Some of those concerns had been addressed, but the Association's assumption was that whatever was brought before the Airport Authority would be totally ignored.

Councilman Herms said that he had told a group of citizens that the Pilots Association had such problems as bidding procedures for gas prices, and that Toivo Tammerk, Chairman of the Airport Authority, had asked him to bring forth all allegations. Mr. Herms stated that he felt the best place to voice these allegations was before Council, since it is the only group which represents the citizens. He suggested that Council hear what is occurring before the situation becomes so critical that it cannot be dealt with. Mr. Herms summarized asking if members of the Pilots Association would be able to make brief statements as to what they saw as potential problems at the Airport in order to give Council a better perspective.

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Councilman Sullivan asked if all charges were ready to be presented and if they had all been brought to the Airport Authority. Councilman Herms replied that all problems had been brought to the attention of the Airport staff and were ignored in many instances although some had been addressed.

Mayor Crawford asked to be given specific examples, but Councilman Herms said that at point he didn't want to get involved in discussion until he could substantiate the information, although he anticipated that within a day or two he could proceed to do so.

Mayor Crawford stated that the meeting would have to be opened completely for input in order to hear the concerns of the Pilots Association.

Councilman Sullivan pointed out that as a matter of consistency, ground rules had been established with regard to the agenda, for workshops to afford an opportunity for discussion between Council members and staff without public comments. He said that once workshops are opened up to public input, Council would limit itself in conducting discussions among its members.

"Until we become the court of last resort," Councilman Sullivan stated, "it behooves us to remember that we did appoint people to this Airport Authority. We are trying to develop an association between ourselves and the various committees in which we are supportive and allowing them the ability to deal with problems which come up within their purview. If we don't, we are being inconsistent. Last February there was a recognition that consistency was a problem. We have made a significant impact and continue to do so. We need to remember where we're coming from."

Mr. Sullivan recommended that until such time as these various problems are presented to the Airport Authority, Council should continue the

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policy it has at the present time which is not to accept information from the public at its workshops.

Councilman Anderson supported Councilman Sullivan's recommendation and said that she founds interesting the fact that Councilman Herms did not refer the pilots to the proper authority. Complaints relating to the Airport should go to the Airport Authority for their investigation and response, then those complaints should go to Council, she said. Council appointed the Airport Authority, and they should be afforded the courtesy of having complaints directed to them, although the Airport Authority has not had an opportunity to review these particular allegations. She stressed that it was very unfair to the Airport Authority to try and "broadside" them.

Councilman Muenzer said that Council needs to clarify the meaning of "no public comment" which he said he believed to refer to anyone stepping forward to speak at a workshop, not someone who is asked to participate. Councilman Muenzer then requested that City Attorney Rynders provide a written response to questions posed in the February 19, 1991 Naples Daily News editorial which alluded to possible conflicts of interest in that Mr. Rynders represents both City Council and the Naples Airport Authority, and also Mr. Toivo Tammerk's dual role of Chairman of the Airport Authority and President of the Citizen's Political Committee.

City Attorney Rynders agreed that if Council would choose to have disputes with the Airport Authority, it could put him in an untenable situation and expressed the hope that Council would cooperate and first give the Airport Authority an opportunity to solve problems at the Airport.

Councilman Passidomo stated that very serious allegations had been made. Most serious, he

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public meetings and that workshops were not forums to air such allegations. He stressed that when illegal activities are suspected, the Police Department or the State Attorney should be notified directly. Mr. Rynders also noted that according to information he has received, the Pilots Association has found the Airport Authority very responsive.

Councilman Herms pointed out that because some of the pilots utilize the Airport on a month-to-month basis and do not feel comfortable approaching the Airport Authority.

Mayor Crawford suggested that this matter be referred to the Airport Authority meeting on February 22nd, and be referred to Council after that if necessary. He stressed that Council has to go through proper channels and that it is appropriate to defer this matter to the proper authorities.

Acting City Manager Coggan said that any allegations by the Pilots Association should be directed to the Police Department, which will in turn determine where those allegations should go. City Attorney Rynders agreed, pointing out that such allegations must be examined by professionals.

Councilman Herms asked if suspected political corruption should be referred to the Federal Bureau of Investigation (FBI), and Councilman Passidomo asked if Mr. Herms were suggesting there is political corruption. Councilman Herms said, "We've gone back to this in other investigations. I want a better perspective if I should go to the Police Department or the FBI."

Acting City Manager Coggan and Mayor Crawford both stated that anything of a criminal nature should be directed to the Police Department.

Councilman Herms noted that he had brought forth some very preliminary information and

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therefore needed direction from Council; he said he would direct representatives of the Pilots Association to go to the Police Department if necessary.

Acting City Manager Coggan explained that this item had been placed on the agenda at his direction, following proper procedures. People were concerned when they could not speak, and because Council has difficulty getting through its agenda without taking in public comment. He said that Council has allowed comments in the past from petitioners and consultants, and that his request to Council is that if that kind of support is needed, to put it on the regular agenda and allow people a few minutes to speak.

Mayor Crawford stated that Council can only discuss among its members at workshops and once they open workshops to public comment, that purpose is defeated. If a Councilman has input from a citizen, said Mayor Crawford, it can be presented at a workshop by the Councilman himself.

Discussion then ensued with regard to opening workshops to public comment. Councilman Anderson suggested that in the future Council notify everyone if an individual has been asked to speak on a specific item.

ITEM 5

DISCUSSION OF ESTABLISHMENT OF 5TH
AVENUE SOUTH PARKING COMMITTEE.

Councilman Anderson said she was pleased with the proposal of who will constitute the committee, particularly for the protection of the neighborhood while still creating an area conducive to business. Her main concern was the lack of parking, although the staff report reflected an adequate number of parking spaces.

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Mrs. Anderson suggested that perhaps people are not familiar enough with the locations of parking areas.

Mayor Crawford asked if there was a need for a committee, or merely a need to identify parking adequacy.

Discussion then ensued with regard to nonconformity in parking standards. Community Development Director McKim said that staff is presently grappling with the issue of grandfathering, and that to date staff and the Planning Advisory Board (PAB) have determined that properties should be required to come up to current requirements when they redevelop.

Mayor Crawford said that the previous parking committee left a questions unanswered and that the City now had the prospect of getting some planning accomplished. He suggested that staff should study the implications the United Telephone Services contract may have on the Fifth Avenue parking situation.

Councilmen Anderson and Muenzer requested that staff amend the Fifth Avenue Parking Study to reflect adequate parking areas and statistics. Staff should include business parking lots outside the district in the amended table.

It was the consensus of Council that staff amend the Fifth Avenue Parking Study to reflect adequate parking areas and statistics. Staff should include business parking lots outside the district in the amended table.

It was determined that the formation of a Fifth Avenue South Parking Committee is not necessary at that time.

BREAK: 10:55 a.m. - 11:01 a.m.

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ITEM 6

REVIEW OF WORKSHOP PROCEDURES AS
OUTLINED IN COUNCIL WORKSHOP OF
JANUARY 26, 1991.

Acting City Manager Coggan distributed draft copies of the "Procedure for Placement of Items on Workshop Agendas." (Attachment #2)

It was the consensus of Council that staff shall amend Item 4, Procedure for Placement of Items on Workshop Agendas, to read: Generally, no item will be placed on the agenda prior to the time that staff has had an adequate time to address it.

ITEM 7

DISCUSSION OF COMPREHENSIVE PLAN OF
NAPLES BAY AS PROPOSED BY NAPLES
WATERWAYS COUNCIL.

Community Development Director McKim told Council that the Comprehensive Plan allows for water conservation. She explained that class 2 and class 3 waters, and the permitted uses within them could be reviewed to determine the appropriate water uses. Mrs. McKim suggested that Council might want to enforce implementing definite uses of water. She said that actual waters could be rezoned.

Mayor Crawford commented that such a comprehensive plan would be a major undertaking, and Mrs. McKim suggested placing it in next year's budget if it was an item Council cares to pursue.

Acting City Manager Coggan stated that staff needs clear guidance from Council if this project is one which staff should be working on. Councilman Sullivan said that the first

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consideration is to review the advantages and disadvantages of doing the study and make a decision of whether or not Council desires to go forward with the study.

It was the consensus of Council that staff should provide an analysis, at the time of budget process, of a Comprehensive Plan for Naples Bay, specifically a barrier and aid analysis and the cost of such an undertaking.

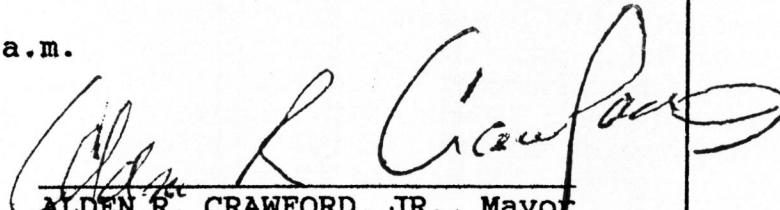
ITEM 8


REVIEW OF ITEMS ON FEBRUARY 20, 1991
REGULAR MEETING AGENDA.

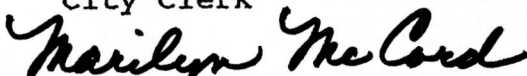
City Attorney Rynders said that citizens have been asking questions with regard to the resolutions relating to regulatory markers.

Mayor Crawford told Council that there may be a need for a special meeting with regard to the bond issue on Friday, February 22, 1991.

ADJOURN: 11:15 a.m.


ALDEN R. CRAWFORD, JR., Mayor


JANET CASON
City Clerk


Marilyn McCord
Recording Secretary

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

SUPPLEMENTAL ATTENDANCE LIST

Carolyn Jansen
Sue B. Smith
Charles Rhoades
Robert Tiffany
Philip Morse

Carol Lynn Kendall
John VanArsdale
Allen Korest
Jack Miller
Nichole Polayse

Other interested citizens and visitors.

NEWS MEDIA

Tom Morgan, The Naples Express
Wendy Fullerton, Fort Myers News-Press
Gina Binole, Naples Daily News
Tracey Griffith, WINK T.V.

Naples City Council

Agenda Item 6For The Meeting Of 2-19-91

WORKSHOP

2/15/91

DRAFT

PROCEDURE FOR PLACEMENT
OF ITEMS ON
WORKSHOP AGENDAS

1. Any Council person or staff member may request that an item be placed on a Workshop agenda.
2. All requests for Workshop items from Council members will be submitted to the City Manager in writing, copied to the Mayor and other Council members.
3. the City Manager shall determine the priority of the items to be placed on the agenda and shall attempt to place items of greatest importance on Workshop agendas as soon as possible.
4. *generally* No item will be placed on the agenda prior to the time that staff has had adequate time to address same.
5. All items will be placed on a Workshop agenda within 45 days.
5. The City Manager's office will publish a list every two weeks that will identify all outstanding items that have yet to be placed on a Workshop agenda.
6. If items have been unable to be placed on a Workshop agenda within the 45 day time limit, the City Manager will cause an additional Workshop to be held to eliminate any backlog.

THE CENTRAL NAPLES DESIGN STUDY: Presentation of the Final Report

College of Architecture

University of Florida

- I. NEED FOR THE STUDY
- II. BACKGROUND OF UNIVERSITY STUDIES
- III. THE DESIGN PROCESS
- IV. GENERAL DESIGN ISSUES
- V. THE QUADRANT AND MODEL STUDIES
- VI. SPECIFIC DESIGN RECOMMENDATIONS
 - 1. Facilitate the development of affordable housing
 - 2. Encourage mixed-use structures in commercial areas
 - 3. Visually control future parking needs
 - 4. Control landscaping and facades in commercial districts
 - 5. Stimulate shopping activity with infill buildings and delineated street edges
 - 6. Utilized water as an amenity throughout the central district
 - 7. Use water management creatively
 - 8. Establish additional landscaping and integrated park systems
 - 9. Provide alternative transportation
 - 10. Identify commercial district boundaries
 - 11. Identify Gordon River Bridge as an entry to Naples
 - 12. Redefine and landscape US 41
 - 13. Establish a center for Naples
 - 14. Provide a commercial link between 5th Avenue and the River District
 - 15. Establish a new mixed-use district along 10th Street
 - 16. Unify hospital district with a new central park
 - 17. Encourage mixed-use development at the former Harbortown site
- VII. PROPOSED MASTER PLANS
- VIII. THE DESIGN GUIDELINE EVALUATIONS
- IX. UNDEVELOPED PROPOSALS
- X. CONCLUSIONS
 - 1. Post Project Evaluation
 - 2. Follow Through

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