



CITY COUNCIL MINUTES

Neighborhood Town Meeting
Time 5:00 p.m.

Date 4-10-91

NEIGHBORHOOD TOWN MEETING

Wednesday April 10, 1991 - 5:00 p.m.
Fire Station No. 2
977 26th Avenue North, Naples, FloridaCOUNCIL
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TPresent: Alden R. Crawford, Jr., MayorR. Joseph Herms,
Fred L. Sullivan,
CouncilmenAlso Present:Rand-Scott Coggan,
Acting City Manager
David W. Rynders,
City Attorney
Mark W. Wiltsie,
Asst. City Manager
Ralph Cox,
Police Sergeant
Mary Kay McShane,
Human Resources Dir.
Sheldon P. Reed,
Fire Marshal
Christopher L. Holley,
Community Srv. Dir.
Stew Unangst,
Purchasing Agent
Lawrence Barnet,
Utilities DirectorAnn (Missy) McKim,
Community Dev. Dir.
Paul C. Reble,
Police Chief
Noah Standifer, Police
Plng. & Research Tech.
James T. Dean,
Parks & Pkways Super.
Glen Chesebrough, Fire
Trng. & Safety Officer
James Byrne,
Police Captain
Paul Sireci,
Police Captain
William Harrison,
Finance Director
Marilyn McCord,
Recording SecretaryPolice Volunteers:

Mr. and Mrs. Mark Tull

Sally Kidd, WINK T.V.
Wendy Fullerton, Fort Myers News-Press

See Supplemental Attendance List - Attachment #1

Mayor Crawford called the meeting to order at
5:00 p.m. and thanked the citizens present for

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their interest in attending. He introduced Councilman Herms and Acting City Manager Coggan and stated that several members of the City staff were present to answer questions.

Mayor Crawford reported that Assistant City Manager Mark Wiltsie had resigned effective May 17, 1991. He further commented about the City's losing good people and called Mr. Wiltsie's resignation very unfortunate. Mayor Crawford said that the search firm hired by the City had received 207 resumes for City Manager and that interviews would begin on May 7. City Council will discuss appointing a new interim Acting City Manager.

The Mayor introduced and welcomed Bill Harrison, the City's new Finance Director, and Larry Barnet, the newly-hired Utilities Director.

Mayor Crawford reported that staff was currently researching a utility bond refunding issue and that the City would execute parallel borrowing to replace the funds borrowed internally.

The Police Department had been very active, said Mayor Crawford, conducting investigations at the City Dock and the Utilities Department. As a result of the Utilities investigation, some Council members had raised questions which were forwarded to the Police Department so that all doubts may be cleared. The City Dock investigation is being handled by the State Attorney's Office, he added.

Mayor Crawford reported that in an attempt to provide for new homes to be more compatible with existing homes nearby, a "Spatial Perception" ordinance had been enacted. He said that this ordinance was the result of 27 meetings and although it had been considerably reduced in scope, it still contained some controls. As time goes by, the Mayor said he was hopeful that people would become more comfortable with the ordinance and that it could be "tightened up" to some degree.

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<p>With regard to the proposed stormwater utility, the Mayor reported that the first ordinance had been drafted. The program's goals, he said, are the retention of water for aquifer recharge and cleaner water in the bays, canals, and lakes. Therefore, a two-year stormwater utility program is about to be put in place with funds utilized for a master study as well as to give some immediate relief to the drainage lakes in the City. Public meetings will be held on May 1 and May 15 to educate the public with regard to the stormwater utility, he said, and strongly urged citizens to attend.</p> <p>Mayor Crawford also announced that there would be a City Council Special Meeting at 7:00 p.m. on Thursday, April 11, pertaining to the issue of affordable housing. A proposal had been made to consider some rearrangement of sites designated for affordable housing.</p> <p>A pilot program had begun, said the Mayor, to pick up large discarded items such as refrigerators. He said that there is no charge for this service and that a pick-up could be arranged by calling Solid Waste, 434-4747.</p> <p>Mayor Crawford concluded his introductory comments by describing the City's "Adopt a Unit" program and conveyed that he had enjoyed his contacts with members of the Army's 82nd Airborne Division. He said that future events are under discussion, such as visits to Naples by members of the 82nd, demonstrating the City's continuing support of the troops.</p> <p style="text-align: center;">* * * * *</p> <p>Councilman Herms encouraged those present to ask questions if anything of interest to them was mentioned.</p> <p>Referring to past issues, Mr. Herms said that the large number of meters which had reflected zero water consumption had led to the Utilities</p>					

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its jurisdiction, the City is involved in zoning and land use regulations. Acting City Manager Coggan pointed out that this issue was workshopped approximately two months ago and that Council's direction to staff had been to enforce all City regulations in the park.

Mr. Jon Burt, 733 Riviera Drive, asked about plans to construct a large building at the Naples Airport. He said that in his opinion the Airport facilities were in the wrong location, and if additional construction were allowed there it would be more difficult to relocate it in the future. He suggested that the Airport property be utilized for affordable housing or a park. Mayor Crawford explained that four years ago a study concluded that the majority of the Naples citizens thought that a small regional airport was helpful to the City; there are also certain legal restrictions to relocating the Airport. With regard to the proposed building, the Mayor said that he had conveyed concerns to the Airport Authority. Mr. Burt commented further that the larger Naples becomes, the worse the problem would become, and suggested that converting the Airport property into a park be put to a public vote.

Mr. Duke Turner, 1230 26th Avenue North, asked whether the City owned the Airport. Mayor Crawford said that it did but added that the infrastructure is not. Mr. Turner said he had no problem with the Airport but did object to planes starting their engines at 3:00 a.m. The Mayor suggested that he contact the Airport with specific instances of excessive noise.

Mr. Mark Pettingill, a County resident, said that he had recently sent a letter to City Council with regard to the surcharge paid by County water users while City residents paid none. He said that Florida Statutes require that all laws be equally applied. Acting City Manager Coggan, however, pointed out that the State Constitution refers only to laws of general application. County residents pay the same water rates as City

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<p>residents, but City residents also pay ad valorem taxes to support the necessary infrastructure. Mr. Pettingill stated that former Mayor Putzell indicated that the surcharge funds were to go for enlargement of the water system, and if City Council is not going to equalize the water rates, he would take the issue to court. He said further that although he would prefer not to, a class action would cost the City a great deal.</p> <p>Mr. Oliver Durfey of Naples asked about the "lost" \$1,000,000 and whether the bank loan from Sun Bank re-established the City's financial position. Councilman Herms said it did. When Mr. Durfey asked about bond insurance company fees, Mayor Crawford said the insurer, MBIA, is currently estimating that their fees would be only slightly more than would be expected if the City had had no problems.</p> <p>Mr. Durfey next remarked that his water bill had risen because of the negligence of the Utilities Director and whomever else was involved. Now, he said, the City must pay more money to back up the money that was spent illegally. Councilman Herms repeated that the Police Department is pursuing the Utilities Department investigation further. Mr. Durfey pointed out that two months ago he had asked the Police Chief the same question and had also inquired about involving the State Attorney's Office. Acting City Manager Coggan answered that the City is paying more to the MBIA because of the amount of time spent on the City bond issue. He also explained that the City had artificially kept the water rates low in the past. MBIA had observed that rates were as high as needed to be.</p> <p>Mr. Durfey asked if it was correct that Acting City Manager Coggan had been employed in three locations since 1988, and Mr. Coggan answered that it had been two. Mr. Durfey then commented on \$3,800 which had been paid to Mr. Coggan for moving expenses. Mayor Crawford said that Mr. Coggan had invested a great deal of time and effort in the City after stepping into a very</p>					

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difficult position. Mr. Durfey asked, "Didn't we take care of that with \$400 extra a week?"

Mr. Durfey concluded his comments by asking what is being done about the 14th Street wrecker service that passes his home so frequently. He said that every time he had complained to Chief Reble he had received a different answer. Chief Reble told Mr. Durfey that an officer is being dispatched every time he makes a complaint, that complaints are documented, and that the item is going before the Code Enforcement Board.

Mrs. Sue B. Smith, 15 11th Avenue South, stated that as a citizen of Naples she was very concerned about taxes and where her tax dollars go. She said that the City is having a difficult time with the bond issue because reserves were spent. Mrs. Smith described Naples as a "seaside paradise" and said the citizens must be more vigilant.

Mrs. Smith complained about citizens being ignored at City Hall although they have paid quite well for the services provided. She said that staff members who had been a part of various problems were still employed and that Mark Wiltsie and Frank Jones should explain why so many things went wrong. "We can't go forward until these problems have been addressed," she said.

Mayor Crawford also expressed his concern for the City's welfare. He said that citizen involvement was very important and told Mrs. Smith that he did not question her sincerity but felt that it was very unfair for her to question his.

Addressing Mrs. Smith's comments about internal borrowing, Mayor Crawford said that this is the reason for obtaining new money at this time. Unfortunately, he said, funds were borrowed internally, and the City is attempting to get the surplus back where it should be. The Mayor said further that the City has adequate cash but he is very concerned about its financial situation. He

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Mr. Dick Young, 3323 Gin Lane, noted that Naples should be congratulated for moving in 1990 to establish and enlarge impact fees to the largest extent possible, and said that he wanted to thank Mayor Crawford and the City Council. He said he had observed, on the other hand, the County and the School Board stalling in assessing impact fees. Mr. Young then asked if there were any additional impact fees that could be assessed to a larger degree on new construction. Acting City Manager Coggan replied that the City is presently charging the maximum impact fees although the rates being charged now are interim and will be adjusted if necessary in the next few months after further review by City Council.

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<p>Mrs. Ann Colabrese of Naples announced that a town meeting would be held at 7:30 p.m. on April 23rd at The Depot. It is being sponsored by several local organizations and by holding such a meeting, Mrs. Colabrese said she hoped to "find an end to all of this nonsense."</p> <p>Mr. Duke Turner asked how much money is being spent for new water meters, and how many years it would take to realize that money from minimum meter billings. Mr. Herms replied that the cost for all the meters was approximately \$100,000, and that \$380,000 is the projected water revenue in the next three years. Mayor Crawford added that the \$100,000 figure also included meters which had been already scheduled for repair.</p> <p>Mr. Turner then commented, "It is time to stop beating on our public servants. I don't think you will find any thieves, mismanagement, yes. We have had seven months of nonproductivity because employees are looking over their shoulders." He said he sympathized with City employees who have undergone what he called a "witch hunt" for the past six months. He said that he is embarassed for some of the Councilmen, but was still proud to live in Naples.</p> <p>Mr. Turner also commended the City for supplying re-use water to golf courses which he said was one of the best things it had ever done; nevertheless, the City should have raised water rates ten years ago, he observed. Acting City Manager Coggan explained that contracts with the golf courses served were actually signed in 1984 and until 1989, the City had experienced substantial problems with the system, so the City Council made a conscious decision not to bill the golf courses until those problems were under control. Those problems were corrected in April, 1989, and the City has now back-billed from that date.</p> <p>Mr. Francis Sands, 680 12th Avenue South, said he was not at the meeting to complain about specifics, but that he was concerned about the</p>					

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current "revelations" regarding City government. He distributed a "Citizens' Bill of Rights" (Attachment #2) and asked that it be brought to City Council and made available to the public so that this trying situation will not arise in the future. Mr. Sands stated that he wanted the citizens of Naples to have their rights and he wanted full disclosure and responsibility.

Ms. Lory Crouch, 3135 Riviera Drive, applauded Mr. Sands and stated that it certainly appeared to him that there had been gross mismanagement. Mayor Crawford responded that he could not agree with her more, but the City is attempting to correct that situation with new personnel.

A citizen asked if River Reach and Coastland Mall water service had now been metered. Acting City Manager Coggan reported that to his knowledge all of the problems at Coastland Mall had been corrected, and the City is currently working on River Reach and Windstar. He said the City is exploring the installation of master meters, and that all illegal taps will be billed for water used.

Mrs. Almeida Evans of 2828 Crayton Road complimented the City for the sidewalks on Harbour Drive. She asked if there was any possibility of installing sidewalks on the south side of Crayton Road, and Mayor Crawford said that although he understood her concerns, additional sidewalks are not currently planned.

Ms. Martha Gill, 2725 12th Street North, explained that her property abuts Naples Mobile Home Park, and asked about the legality of placing a new single-wide trailer plus addition there, and whether impact fees would be charged for the addition. Community Development Director McKim said that this particular unit was rated by the State of Florida as a recreational vehicle, and therefore no impact fees applied.

Mr. Earl L. Jacob of 296 Banyan Boulevard asked if the City had changed its accounting firm, and

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Mayor Crawford said that the current accounting firm had advised the City it has no interest in providing the City with further services. The City is presently obtaining proposals for other firms and had in December of 1990 decided to change firms.

Mr. John Hustler, 546 Neapolitan Way, asked the Council members present to give a brief description of those characteristics being sought in the new City Manager. Mayor Crawford said the City is looking for someone with experience, a person who can deal well with people and delegate authority. In addition, that person should have analytical abilities and be able to implement control systems.

Councilman Herms said that he is looking for a person who has had experience in either the private or public sector and who has been employed by a city or a company that has had major problems and had been able to make decisions to solve those problems. Also, he would desire a person who has technical and financial knowledge, and who has very good skills in working and dealing with people. Finally, that person would find out what is occurring at all levels of the City.

Councilman Sullivan said that the ideal candidate would be an individual who is primarily a problem solver with very highly developed interpersonal skills who can motivate, direct, and delegate people. That person should also have an analytical background and be able to "take on a tough task and do it." He said he would not be looking for the usual "beauracratc empire builder" because the City has a structure which lends itself to abuse of power if that power is allowed to get out of hand. He said that it is a necessity that the candidate be able to work with people and get people to move forward to accomplish a task. Above all, said Mr. Sullivan, the new Manager must be able to get out of the office to see what is happening and not "look at paper all day."

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