



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting 10-28-91

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-	PAGE
REPORT FROM THE BEACH RENOURISHMENT COMMITTEE	1
UPDATE ON THE CITY DOCK BY THE COMMUNITY SERVICES DEPARTMENT	15
UPDATE ON THE CITY'S RECYCLING PROGRAM BY THE PUBLIC WORKS DEPARTMENT	27
REVIEW OF ASBESTOS CEMENT PIPE IN THE CITY'S WATER SYSTEM	27
REVIEW OF POLICIES REGARDING SIDE-YARD SETBACKS	27

City Council Chambers
735 Eighth Street South
Naples, Florida 33940



CITY COUNCIL MINUTES

Workshop Meeting

Time 8:30 a.m.

Date 10-28-91

Mayor Anderson opened the meeting and presided.

ROLL CALL

ITEM 1

Present: Kim Anderson, Mayor

John M. Passidomo, Vice Mayor

R. Joseph Herms

Alan R. Korest

Paul W. Muenzer

Fred L. Sullivan

Council Members

Absent: William E. Barnett
Council Member

Also Present:

Dr. Richard L. Woodruff,
City Manager

Norris C. Ijams,
Asst. City Manager

David W. Rynders,
City Attorney

Ann (Missy) McKim,
Community Dev. Dir.

Sheldon Reed,
Fire Inspector

David M. Lykins,
Interim Supt. of
Recreation/Enterprise
Operations

Danny E. Mercer,
Asst. Utilities Dir.

Al Lane,
Instrumentation Tech.

Jon C. Staiger, Ph.D.
Natural Resources, Mgr.

Mary Kay McShane,
Human Resources Dir.

Bill Harrison,
Finance Director

Larry Barnet,
Utilities Director

Kevin Rambosk, Interim
Community Services
Director

Nick Long,
Dockmaster

Russ Camire,
PC Coordinator

George Henderson,
Sergeant-At-Arms

Marilyn McCord,
Recording Secretary

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE

Y
E
S

N
O

A
B
S
E
N
T

See Supplemental Attendance List - Attachment #1

ITEM 1

**REPORT FROM THE BEACH RENOURISHMENT
COMMITTEE.**

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE
Y
E
S
N
O

A
B
S
E
N
T

Mayor Anderson announced that the purpose of this presentation was an educational process in preparation for Council making the best future decisions. The Mayor introduced Mr. Ron Pennington, Chairman of the Naples Beach Renourishment/Maintenance Committee. Mr. Pennington in turn introduced members of the Committee: Mr. Frank Blumeyer, Mr. Art Neuman, Mr. John Wadsworth, Technical Advisor Mr. Frank Blanchard, County Commissioner Burt Saunders, and Council Members Herms and Korest, and Dr. Jon Staiger, also a technical advisor to the Committee.

NOTE: Complete backup materials germane to the Beach Renourishment/Maintenance Committee Report are available for review in the City Clerk's Office.

Through the use of visual aides, Mr. Pennington presented a review of local beach conditions. A video, taken on October 11, 1991 at high tide, provided an aerial view of the beaches from Marco Island to Vanderbilt Beach. Mr. Blanchard pointed out the difference in areas where the beach had not been renourished and those areas where renourishment efforts had begun, emphasizing that some areas have no beach whatsoever.

City Manager Woodruff told Council that the white sand resulting from the Parker Sand Web Method measured 45 feet in width. Immediately south of the Naples Beach Club Hotel and in many other areas, the beach is 15 feet or less in width. He said that a very wide beach exists at the end of Moorings Beach Park as a result of pumping sand just off the beach during dredging activities. Dr. Woodruff added, "Renourishment is a by-product of dredging." Mr. Pennington described the beach in the Pelican Bay area as a "fairly good beach," noting that everything there had been retained in its natural state.

Mr. Pennington submitted that Naples does indeed have a beach erosion problem and that the problem

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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

was not a uniform one but differs from beach to beach. He suggested that "spot renourishment" would not be sufficient. The beach renourishment program initiated by the County in 1986 had made significant strides, said Mr. Pennington, and it was determined that the City and County should join forces and proceed toward a common goal.

Mr. Pennington indicated that there were three approaches to shore erosion: a) do nothing, b) beach hardening, and c) renourishment, and that each of the three was appropriate in certain circumstances. He explained that beach hardening was generally done for protection purposes, for example building seawalls to protect the structures behind them. Seawalls interrupt the natural process of the beach and often revetments must be built to protect the seawalls. Mr. Pennington said that groins had been very detrimental to the beaches as they can starve the beach on the downdrift side, however, permeable groins have been of some benefit in certain areas. The preferred method is beach renourishment, said Mr. Pennington.

Mr. Pennington told Council that although local beaches are viewed as an important tourist source, their primary benefit was that of storm protection. The City Manager added that protection of property value was a primary purpose of beach renourishment. Mr. Pennington pointed out that 279 structures, within Naples, representing a very large portion of tax dollars, were at least partially within the Coastal Construction Setback Line.

City Manager Woodruff advised that the City's assessed value was four billion dollars, 25% of which is property along the coast. The total cost for beach renourishment inside the corporate limits was between 12 and 14 million dollars. Mr. Pennington said that concern had been expressed with regard to costs already incurred, without visible results. He explained that the preparatory work had cost a significant amount and had required highly trained professionals.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE
Y
E
S
N
O

A
B
S
E
N
T

Mr. Pennington reviewed a graph depicting sand drift along the Naples beaches, a construction profile adjustment showing how a beach is rebuilt, and a diagram indicating which areas of the beach need to be renourished. He explained that hard bottom areas provide an environment for many life forms and the State would not allow the City to build out over those areas unless some sort of mitigation was provided. Mr. Pennington went on to say that DNR (Department of Natural Resources) may allow the City to mitigate, which would entail the removal of rock groins and placing those in the hard-bottom areas.

Mr. Pennington next outlined the Collier County Beach Restoration Project Time Table proposed by the Beach Renourishment/Maintenance Committee which indicated a starting date of January, 1992. The Time Table is based on the "admittedly questionable" availability of TDC (Tourist Development Council) funds, he said. Delay of the starting date could negate some of the work already completed. Mr. Pennington told Council that the Parker Sand Web Method would allow one year for engineering and permitting plus one season for sand collection. Any alternative project should be completed by October, 1993 and the Parker experiment should be concluded by that time.

Mr. Pennington said that the beach renourishment project would cost approximately \$15,000,000 and that the State may provide 37 1/2% of that. The Committee has requested \$689,000 in TDC funds, which would be sufficient to begin the permitting process. Mr. Pennington explained that the Army Corps of Engineers representatives had outlined the procedure for obtaining Federal support for beach renourishment. That procedure requires a House or Senate resolution, which must go through the local congressional representative. The entire process takes a minimum of seven years, however, ultimately Federal funds could provide up to 65% of the project costs. The State could provide up to 37 1/2% of the funds, said Mr. Pennington, leaving a balance of at least

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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

\$10,000,000 to be raised locally. This could be accomplished through ad valorem taxes, a special taxing district, or the Tourist Development Tax. Mr. Pennington said that another alternative being considered is sales tax, pointing out that one year of that tax (1%) would be more than enough to totally fund beach renourishment.

"Our community has no sense of direction in beach renourishment," stated Mr. Pennington, and emphasized that beaches, like roads, require maintenance. He recommended that Council unanimously commit to a need for beach renourishment or the program would succeed.

Mayor Anderson thanked Mr. Pennington and the Committee for a very valuable presentation. Vice Mayor Passidomo echoed the Mayor's thanks and noted that the Committee had approached their responsibility with open minds. Mr. Passidomo said that it was important that Council proceed in this matter and that he would wholeheartedly endorse the Committee's recommendations.

Council Member Herms requested that Mr. Blumeyer describe the groin aspect of the program. Mr. Blumeyer, who has lived on the beach for 42 years, told Council that he hoped serious consideration would be given to rebuilding seven of the groins. He said that the developer of Port Royal had hoped wood groins would work and 32 of them were installed between Gordon Drive and the Pier.

Council Member Herms suggested that further analysis be done of the various methods of beach renourishment so that Council could make a decision about the specific types.

Council Member Korest noted that everyone on the Committee had been in agreement that an overall plan was needed. Currently, the Parker Method is being seriously considered for a stretch along Vanderbilt Beach. In terms of the plan, said Mr. Korest, permitting could proceed for that section for a limited number of groins. Mr. Korest noted

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE
Y
E
S
N
O

A
B
S
E
N
T

that he had been persuaded by one recurrent bit of information - the fact that a new source of sand was needed. He said that he was also persuaded by the public safety aspect. Mr. Korest concluded by saying, "I'd like to move ahead but also give the groin approach and Parker Method an opportunity. Let's move ahead as a group and unanimously get behind an overall beach renourishment plan."

County Commissioner Burt Saunders, also a member of the Beach Renourishment/Maintenance Committee, said that Council would need to make hard decisions with regard to which methods to utilize and where those should be utilized. He emphasized that in his opinion the County Commissioners would support the City's recommendations. Mr. Saunders reported that the County was convinced that sand pumping was the preferred method, however, opinions could be changed as long as Council was unanimous in its recommendation. As the County's representative on the Committee, Mr. Saunders promised he would convey Council's decision.

Committee Member John Wadsworth reported that the Committee had studied different plans for months and in his opinion it was time for Council and the County Commission to take action. Since 80% of the beach parking stickers are distributed to County residents, he noted, the Committee believes beach renourishment should be a joint action. In order not to lose two or three years, the Committee's opinion is that parallel paths can be taken, first utilizing the Parker Sand Web Method and at the same time pumping sand and replacing it on the beach.

Mr. Wadsworth explained that preliminary engineering studies had been completed and hopefully, through the use of TDC monies, there will be enough funds in 1992 to complete the engineering drawings. Also, in 1992, he continued, public information programs could be instituted and the one-cent sales tax promoted. Mr. Wadsworth repeated that one year's revenue

City Council Minutes

Date 10-28-91

[illegible]

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERSM
O
T
I
O
NS
E
C
O
N
D

VOTE

Y
E
SN
OA
B
S
E
N
T

Council Member Muenzer asked why some groins were removed, and how that project was financed. Natural Resources Manager Jon Staiger replied that in the early 1980's, Council had appointed a committee, chaired by Dr. Briggs, to review the beach. That committee made a list of recommendations for action to be taken, including the removal of 32 deteriorated wooden groins. Between 50 and 75 percent of the project was funded by a beach erosion control grant from DNR. Because of funding constraints, all 32 groins were not completely removed. There had been considerable opposition by the residents to this project, said Dr. Staiger, because the groins had functioned very effectively to stabilize the sand. Dr. Staiger told Council that DNR had indicated it would entertain a request for a permit to reconstruct the groins but would need supporting engineering data. Removing the groins was indeed a mistake, summarized Dr. Staiger, adding that the groins should have been repaired.

Mr. Muenzer concurred with the Committee's recommendation of utilizing more than one beach renourishment method. However, he said, another meeting was needed in order to begin some "serious funding discussion and determine our philosophy." Mr. Muenzer requested that before a recommendation is made to the County Commission, Council meet again with the Beach Renourishment/Maintenance Committee on the issue of funding this project.

Mr. Pennington informed Council that groins were not generally considered a method of beach renourishment but more as a means of stabilizing the beach. He said that it was the Committee's recommendation to have seven groins in place to stabilize the sand that would result from the Gordon Pass dredging next year. Another consideration, noted Mr. Pennington, was that the beachfront residents would probably be willing to support the financing of a method whereby they would supply the funding.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S
			Y E S	N O	
Mr. Pennington explained further that dredge and fill was recognized worldwide as the beach renourishment method. He emphasized that it was of paramount importance to get more sand into the local beach system. Before funding sources are discussed, said Mr. Pennington, it is essential to agree on the direction to be taken in this project. The Committee planned to present Council with funding recommendations in a few months, however, they could hold a special meeting in order to expedite that recommendation.					
Council Member Muenzer reiterated that a philosophical discussion about funding sources was necessary. Mayor Anderson respectfully disagreed, stressing that some direction should be given to the Committee now, rather than stalling this process any longer than necessary.					
Mayor Anderson said, "It seems to me that with the amount of information that we've gathered today from the eleven people previously that have comprised this group this morning, it sounds as though the recommendations and the consensus to a large degree, is to view the overall project cost with the combined methods being the Parker Method, if it can get the necessary approvals in the Vanderbilt area, taking into consideration the one mile north and south of beach that cannot be disturbed for a time certain; that the dredge and fill application be looked into for the next area further south; and that the southernmost 2.5 miles be given consideration from a cost standpoint of groin replacement and its associated cost. It also seems as though it has come out of this discussion this morning that this Committee would come back with a determination of what professional input you would need, from an engineering standpoint, to make some final considerations in this cost, specific to the groin reinstallation I believe you have particular problems with, and that you draft the questions that you would want someone with a professional background to respond to in a very tight nature, so that we can contain costs as effectively as possible and give us an idea of					

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE

Y
E
S

N
O

A
B
S
E
N
T

what those costs might be and the scope of questions or work that they would have to do.

"I think that this Committee is to be exceptionally well applauded for their tremendous spirit of compromise and a review of all the applications that are available to try and come up with an overall, most-beneficial project for the City and County. I would hope that in a lot of individuals' minds, when they are looking at the cost of the project, they would not automatically think that we're not talking about life safety issues as much as we're talking about property protection, and because it's property protection, most of these properties are insured, therefore, it's not really necessary that we spend taxpayer dollars to protect something that insurance can step back in and replace. In fact, that's true. Most of these are insured properties, I would have to assume. But the aftermath is going to have a detrimental effect on all of us if we have a storm of, as Mr. Sullivan was relating to Cape Cod, or most all of us had talked about previously, Hugo, you would find that your avenues for insurance would dry up substantially, and that your costs would escalate tremendously. So, it's not simply a matter of deferring the cost somewhere else. We all end up paying the impacts one way or another.

"I think it's important that we look at the implications, not on the basis of expecting Federal or State funding, but on handling it on our own, as I think everyone else agreed to. It was interesting to note, however, in the overhead that you (Mr. Pennington) had up there with some quick, very sketchy figures, it seemed as though should we be able to recoup Federal funding and utilize the sales tax and bed tax, we may even be able to defer some City taxes at a future date, should we get Federal funding, if we make the appropriate commitments. Should the Federal funds be put back into the system, we could then

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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

hopefully defer some ad valorem taxes in an equal amount at a future date, and that seemed like a very substantive amount of money. Those are my conclusions."

BREAK: 10:50 a.m. - 11:05 a.m.

Although public input is generally not permitted at City Council Workshops, because of the nature of this issue Mayor Anderson welcomed people to speak.

Mr. Ray Miller of Wilson, Miller, Barton & Peek Inc. addressed Council. He said that he was present as an individual, residing at 313 Turtle Hatch Road, as well as a member of the Board of Directors of the Collier County Beach Preservation Society and Chairman of the Beach Renourishment Committee for the Economic Development Council. Mr. Miller commended staff and the Committee for a "very factual presentation." He told Council that in 1963 a beach erosion survey had been made which established that the beaches were in fair condition. In 1972 another survey was made and the groins were found to be greatly deteriorated and described as "missiles ready for a hurricane to cast them up to buildings and do damage." The recommendations made after that survey were for removal and replacement of some of the groins.

Mr. Miller said that during the 1963 and 1972 surveys, the east right-of-way line for Gulf Street was traced; that particular street is very important in State and Federal financing mechanisms. He added, "Right now we have the possibility of being a high priority on State and Federal funding. We need to go after it hard. Let's just do it and not get hung up on methodology. It's something we need to do."

Mr. Miller called attention to the fact that the accepted and most utilized method is the dredge method. He said that although the Parker Method

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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	

sounds "like a bit of a gamble" it was an ideal situation for maintenance and he personally believed it would gather some much-needed sand. Mr. Miller added that the DNR would "battle" the installation of groins, however, their opinion may change. In closing, Mr. Miller emphasized, "We have to do it and we have to do it now."

Vice Mayor Passidomo announced that he had been a strong proponent of the formation of the Committee as a basis for building political consensus. He said, "The Committee had given Council the opportunity to present a compelling case, and once this case is taken to the public, which would be the responsibility of this Council, I think that we have become aware of the vital safety, property value, and economic considerations that are inherent in preserving the investment that we all recognize as part of our beach. We're also recognizing that there are parallel paths that we are going to follow here. We don't make any decisions now that we won't have the flexibility to not move with, but we have an overall plan, it's a plan that to me makes sense, and I'd like the recommendations of the Committee as to funding considerations - that is an inherently political consideration, how we fund - but I'd like the benefit of the Committee recommendations that perhaps on a fast-back basis, to come before City Council so that we can make that decision as to how we go ahead in funding. As a parting comment, I strongly endorse the Committee recommendations and look forward to working with the Committee."

NOTE: Vice Mayor Passidomo left the meeting at 11:20 a.m.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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

Natural Resources Manager Staiger reported that a very diligent, participatory group of people had served on the Beach Renourishment/Maintenance Committee. He said that he could not stress enough the property protection aspect of beach renourishment. Dr. Staiger cited the Myrtle Beach situation whereby Hurricane Hugo destroyed most of the restored beach, but not a single habitable structure was destroyed.

City Manager Woodruff asked that a letter from Mr. Michael E. Watkins, General Manager of the Naples Beach Hotel & Golf Club, be made a part of the record. (Attachment #2) In his letter, Mr. Watkins encouraged Council's active support in beach renourishment activities.

Council Member Korest suggested that it would be beneficial for the Committee to meet, discuss detailed financial aspects of beach renourishment, and then return to Council. Mr. Pennington informed Council that before December 2, 1991, the Committee would meet to discuss the financial aspects of the beach renourishment issue, and then report back to Council. Mayor Anderson announced that after receiving the Committee's report, discussion of the project's financial aspects would be scheduled for a Council Workshop Meeting.

Mr. Pennington thanked Council on behalf of the Committee for the opportunity to meet jointly.

Further discussion ensued with respect to the various methods of beach renourishment and Council Member Herms reminded the group that last year, Council had considered an area north of the Pier for the Parker Method. He said that in his opinion, it was a major mistake to move the project outside the City.

Mayor Anderson noted that at that time many facts were unknown, adding that one mile on either side of a test area for the Parker Method cannot be disturbed. Mr. Blanchard agreed, pointing out that the logistics of attempting a one-mile test

City Council Minutes

Date 10-28-91

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	

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE

Y
E
S

A
B
S
E
N
C
E

Mayor Anderson commented that a pristine area was needed for testing the Parker Method, and to create artificial political boundaries was unnecessary.

LUNCH RECESS: 11:45 a.m. - 1:15 p.m.

Council Member Herms stated that he was in agreement with using Vanderbilt Beach for testing the Parker Method, and said that he would support the Committee's recommendations.

ITEM 2

UPDATE ON THE CITY DOCK BY THE
COMMUNITY SERVICES DEPARTMENT.

City Manager Woodruff told Council that he was very proud to be part of a management team that had produced the quality of work represented in the City Dock Update. Dr. Woodruff pointed out that an outside consultant would have charged between \$15,000 and \$20,000 for a similar report.

Interim Community Services Director Kevin Rambosk introduced those people who had assisted with the City Dock Update: Mr. John Johnson, who had given outside support; PC Coordinator Russ Camire; Interim Superintendent of Recreation/Enterprise Operations David Lykins; Dockmaster Nick Long; Natural Resources Manager Jon Staiger; and the Finance Department. Mr. Rambosk announced that Parks and Recreation Advisory Board Members Robert Rier and Bruce Green were also present.

During a video presentation of the City Dock, Mr. Rambosk gave a brief history of the Dock, which was purchased by the City in 1939 and originally known as the Bay Dock. Throughout the years,

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE

Y
E
S

N
O

A
B
S
E
N
T

several major improvements to the Dock were executed. In 1989, plans for a second expansion came before Council but were not implemented. Mr. Rambosk reported that in July of 1991 the Dockmaster found some deterioration in the Dock structure. Staff arranged for professional inspection by Scofield Marine Consultants, who confirmed that marine borers (worms) had actually entered and eaten through some of the pilings.

The video spotlighted different levels of deterioration. Mr. Rambosk noted that approximately 25% of the pilings were deteriorated beyond 25-30%, which necessitates some kind of corrective action. The holding tank area underneath the restrooms has suffered 80% deterioration and is the most critical area. Mr. Rambosk told Council that the Naples Yacht Club had used a wrapping method, whereby polyethylene material was strapped on the pilings, which keeps the borers out.

Mr. Rambosk announced that during its presentation, staff would focus on the Dock's weaknesses, then provide some future strategies which would enable the enterprise to operate as it should.

Interim Superintendent of Recreation/Enterprise Operations David Lykins used visual aides to review the estimated Dock repair expenses. Mr. Lykins displayed a portion of piling that had been damaged by marine borers and an example of the .30ml PVC wrapping material. Because the Dock pilings are partially submerged, boats going in and out of the Dock area cause further deterioration. Mr. Lykins noted that the majority of timbers are in reasonably good condition. The worst locations are those in the restroom and septic tank support areas. Due to the size and location of the structure, it is almost impossible to replace pilings, therefore, wrapping the pilings is being recommended.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S
			Y E S	N O	
<p>Mr. Lykins explained that another option is to pour concrete collars around the pilings, as was done at the Pier. However, 80% of the framing under the septic tank itself is deteriorated, so staff is recommending that galvanized I-beams be installed and the pilings wrapped. The cost of repairing this area would be \$16,200.</p> <p>The remainder of the pilings are dock pilings rather than mooring pilings, and staff would recommend wrapping 450 of those. Mr. Lykins and Dockmaster Nick Long told Council that the cost of wrapping these 450 pilings would be \$61,250. Mr. Lykins explained further that some pilings were beyond the 30% deterioration status and added that at times a person could actually see those pilings sway. The cost to replace and wrap 150 of the worst pilings would be \$75,000. Staff emphasized that no new pilings would be put into the Bay that were not wrapped.</p> <p>Mr. Lykins informed Council that due to weather conditions, traffic, etc., the Dock's decking was extremely worn and needed to be replaced. This could be done in-house at a cost of approximately \$45,000. Mr. Long estimated time to complete all renovations is 12 1/2 weeks. Staff concluded by telling Council that the total cost of repairs would be \$197,450. Council's support would be appreciated, stated Mr. Long, "to allow us to protect what pilings we can to keep our structure from falling into the Bay."</p> <p>Mr. Miles L. Scofield of Scofield Marine Consultants answered Council Member Muenzer's questions with respect to the PVC wrapping. He explained that his firm had proposed both wrapping the pilings and pouring concrete under the septic tank area, noting that the pilings could be wrap after the concrete was poured.</p> <p>Council Member Sullivan commented that replacing the deck was a massive job but basically fairly simple. He asked if consideration had been given to asking for volunteers who would donate their time to this project. City Manager Woodruff</p>					

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE

Y
E
S

N
O

A
B
S
E
N
T

replied that once staff had project commitments, every way possible to reduce costs would be found. He promised that staff would investigate the possibility of utilizing volunteer labor.

In answer to Council Member Herms' question with regard to the depth of wrapping, Mr. Scofield said that it should span from one foot below the mud line to one foot above the high tide mark. Mr. Long added that in assembling the cost projections, one foot below the mud line and one foot above the high tide line had been used as a specification.

Mr. Scofield told Council that the polyethylene wrap being proposed was identical to that used in riprap installations and that he had seen it last up to 25 years. Stainless steel ring shank nails would cut down on labor, he explained, and hold very well.

Council Member Muenzer asked about the time frame of the project. Mr. Long responded that depending on many variables, including weather, the overall project should take between six to eight weeks.

Computerization of all Enterprise funds was discussed next. Mr. Long informed Council that the acquisition and development of a computerized cash handling and inventory control system for operational and administrative enterprise management would cost \$59,500. The Dock runs much like a hotel, he explained, in that reservations are taken. In order to efficiently function and provide accurate reports, staff believed that the proposed computerized system should be in place. The \$59,500 expenditure would facilitate the proposed system in four enterprise locations and would tie into the Enterprise Supervisor's office, Mr. Long added. The cost includes hardware, software, installation, and consultation work and is an excellent system, assured Mr. Long, adding that staff felt confident in recommending the system.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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

With respect to additional development and capital improvements, Mr. Long told Council that staff's goal was to make the Dock a self-supporting enterprise. These additional items include advertising, special promotional events, improved laundry facilities, automatic fuel inventory control, fuel pump, roof relocation and miscellaneous improvements, for an estimated additional total cost of \$19,750.

City Manager Woodruff announced that staff wanted to ensure that when it addressed Council at this time, a "total picture" would be provided. Dr. Woodruff informed Council that should the City ever privatize the Dock, the proposed system should be in place.

The automatic fuel controls were discussed, and Natural Resources Manager Staiger assured Council that any leak would be quickly discovered. Mr. Rambosk added that the automatic fuel control would make it possible to differentiate between gas and diesel fuels and would give customers a record of purchase, removing the opportunity for criminal activity. The computerization system would merge all enterprise funds for consistency in all areas.

Mr. Rambosk informed Council that the City of Naples Dock Structural and Operational Report (available for review in the City Clerk's Office) included the following: Internal Organizational Audit; Financial Position; Organizational Structure; Strengths and Weaknesses; Competitive Capabilities, and Past Objectives and Strategies. Mr. Rambosk said that staff had taken information available and performed a strength/weakness analysis. Strengths were in the environmental area, he said, while weaknesses involved 1) general management practices, 2) the Naples Police Department investigation of the Dock, which uncovered criminal or the potential for criminal activities, and 3) operational deficiencies brought forth by the City of Naples Committee to Review City Efficiency. Mr. Rambosk informed Council that more than 60 specific areas

City Council Minutes

Date _____

[illegible]

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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	

little independent thinking had been allowed, which probably assisted in the financial and criminal problems.

The DER Dock expansion permits expire in 1992, explained Mr. Rambosk, so if Council approves proceeding with that project, something should be done with the permit immediately.

Natural Resources Manager Staiger described the large oyster bed which exists beneath a large area of the Dock. He reported that several people had inquired whether something could be done to help clean up the bed, as the area remains stagnant. The DER has inspected the oyster bed, and said that they would possibly support a project to open up some of the area beneath the Dock in order to facilitate flow-through. Dr. Staiger said that during the next budget cycle staff hoped to receive Council's authorization to pursue a permit to dredge that area. He informed Council that the cost of necessary tests would be approximately \$4,500, and the remainder of the permitting could possibly be handled in-house. Dr. Staiger noted that the permitting would be more expensive than the actual dredging, and the end result of the project would be better water quality.

City Manager Woodruff pointed out that two change orders had been approved for tank closures, and both jobs had been completed. In reviewing the Dock records, staff found that \$29,000 was owed for the work, however, that was not a budgeted amount, and it will be necessary to find a way to replace that sum. In the meantime, staff will be requesting that funds be transferred from the Contingency Fund to cover the expense. This will basically be a loan, stated Dr. Woodruff, necessary because funds were spent without proper authorization.

BREAK: 2:47 p.m. - 2:55 p.m.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
<p>Mr. Armando Diaz from Datamax Corp. reviewed the proposed computer system which would replace cash registers, explaining that it was a very simple operation. He reviewed the point-of-sale, cash out, electronic time card, dock rental, manager's utility, and owner's utility features which would be a part of the program. Mr. Diaz told Council that employees could be monitored at all times. Every night, all information would be called in and all reports generated; at the same time, all information would be sent to the Finance Department. Full control would be maintained at all times from the central station. City Manager Woodruff said that staff was asking for Council's approval to proceed in gathering all necessary specifics and to bring this system back for finalization.</p> <p>Interim Superintendent of Recreation/Enterprise Operations Lykins briefly reviewed the operational philosophy and future strategies for the enterprise operations. He said that the growth of the number of vessels over the past ten years had run parallel with the County's population growth. Staff is projecting 18,400 vessels in the area by 1995, and because those vessels will demand service and facilities, a plan, dealing with the future, was being initiated.</p> <p>Dockmaster Long remarked that had the Dock been a business, it would be in bankruptcy. Mr. Long reviewed the Dock fuel sales, and projected that it would take from three to four years to rebuild the fuel business. He said that staff was recommending a "Frequent Floater Discount" for regular fuel customers. City Manager Woodruff noted that if the Dock is to run as a business, a system should be created, including discounts, to sell more volume. Mr. Long added that attempts are being made to get former customers back, and he has authorized his staff overtime should someone need fuel and it is almost closing time.</p>					

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

CITY OF NAPLES, FLORIDA		COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A R R
City Council Minutes	Date				Y E S	N O	
Mr. Long informed Council that staff was recommending extremely reduced drop-off and pick-up fees in order to generate traffic at the Dock facility and frequent customers' fees could be waived by purchase of fuel, bait, ice, etc.							

NOTE: Council Member Korest left the meeting at 3:50 p.m.							

NOTE: In the Dock Structural and Operational Report, the third paragraph from the bottom on Page 12, the \$5,000 figure is incorrect. The correct amount of yearly slip rental loss by leasing on a per-foot basis is \$18,000.							

The profile of tenant services was discussed next, and Dockmaster Long announced that staff recommended raising some slip rates. He reviewed the current and proposed rates, noting that rental fees should be based on the slip size rather than by the foot. Mr. Long suggested that the City should be charging approximately \$6.25 a foot, which would generate an additional \$58,000 per year. He said further that staff currently was not recommending an increase for the commercial boaters. Staff is trying very hard to develop a good tenant/landlord relationship, he added, referring to past mismanagement and potential abuses.							
Mr. Long told Council that staff was requesting 22 new slips, which should generate \$70,000. City Manager Woodruff pointed out that although the total Dock improvement package would cost approximately \$400,000 to \$450,000, through increased revenues, those costs could be totally paid within a three-year period.							
23							

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
<p>Next Mr. Long said that an increase in the transient rental category would be requested, so that the recreational slips would begin to carry their weight. An additional \$.20 per foot for transient rentals was requested.</p> <p>The Dockmaster concluded stating staff's goals for the Dock:</p> <ol style="list-style-type: none"> 1. Authorize a resolution to increase rental rates to \$6.25 per foot, per slip size, and increase the visiting vessel rates to a maximum \$.95 per day. 2. Authorize the City Manager and Finance Director to seek bids to obtain financing in the amount of \$275,000 for Dock improvements, and repairs, computers, and other miscellaneous items. 3. Authorize Dr. Staiger, Natural Resources Manager, to apply for the necessary permits to install additional pilings for vessel mooring within existing footprint. 4. Authorize the Community Services Department staff to prepare a business plan and estimate development costs as to the feasibility of a previously permitted 22 slip expansion, vessel mooring area, and dredging project. 5. Authorize funding of a renewal and replacement account in an amount equal to the annual charge for depreciation. <p>Mr. Long and Mr. Lykins thanked the many people who had assisted with the Dock project.</p> <p>Mr. Bruce Green, Parks and Recreation Advisory Board Member, commented that he was extremely impressed with the thoroughness and professionalism which staff had displayed in this matter, saying that they had "left no stone unturned in their presentation." Mr. Green</p>					

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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	

expressed his pleasure in the report, and said that he supported staff's recommendations 100%.

Parks and Recreation Advisory Board Member Robert Rier told Council that a year ago he was not very proud to be a member of the Board, and in December, 1990, the Board had asked Council to either grant the Board authority or dissolve it. Today, he said, because of the professionalism of the new management, he is proud to be a member of the Board. Mr. Rier emphasized that the issues which had been presented were urgent and that the recommendations of staff were supported by the Advisory Board.

Council Member Herms inquired about the cost of electricity at the Dock. Staff will provide an analysis of electrical usage at the Dock and possible options for electric schedules.

The parking situation in the Dock area was discussed next, and Dockmaster Long explained that the City-owned parking lot near the Cove Inn, and a policy whereby City employees would not park near the Dock, should alleviate any shortage. Staff will provide a parking analysis for the Crayton Cove/City Dock area.

Council Member Muenzer suggested that consideration be given to City residents having priority with respect to the Dock's waiting list. Further discussion will be scheduled with regard to the Dock's waiting list and the possibility of Naples' residents having priority.

Mr. Muenzer told staff that they had done a "terrific job" on the report, which supports his previous statement, "We have a lot of talent here." Mr. Muenzer said that he trusts staff's information and appreciates their efforts and hoped that this would set a precedent for other departments.

Council Member Sullivan agreed that this had been an excellent presentation, and he commended all those who were involved in producing the report.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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	

He stated that he looked forward to Council charging staff with the responsibility to run the enterprise funds as a business, including certain latitudes of judgment when necessary. Mr. Sullivan summarized by saying he was very encouraged to realize what items are being addressed.

Mayor Anderson thanked Parks and Recreation Advisory Board Members Green and Rier and Mr. Diaz for attending the meeting. She told staff that they had produced an exceptional report and had left nothing to chance. The Mayor expressed her appreciation and thanked everyone involved.

Council Member Herms said that the analysis presented today reflects the same philosophical direction that he would pursue in business. He offered his highest compliments to all of the staff members who had contributed to the program.

City Manager Woodruff pointed out that a consultant would have charged at least \$15,000 for the report which staff had produced. He asked Council to contact him or the Community Services staff members should they have any questions with regard to this issue. Dr. Woodruff assured Council that if Dock rates were increased, expansion could be accomplished. He said that Finance Director Bill Harrison could supply Council with funding alternatives, all to be paid back within a three-to-five year period. Staff will report on financial/funding alternatives for the requested \$275,000 structural improvements.

It was the consensus of Council to authorize a resolution increasing rental rates to \$6.25 per foot, per slip size, and increasing visiting vessel rates. This resolution will be placed on the November 6, 1991 City Council agenda. Additional information requested by Council will be available, if possible, at the November 4th Workshop Meeting.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

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	

City Manager Woodruff announced that there would be a joint City Council/Airport Authority meeting on Monday, November 4th, at the Airport. He requested that Council reconvene in the Council Chambers after that joint meeting in order to discuss the several Workshop agenda items.

ITEM 3

**UPDATE ON THE CITY'S RECYCLING PROGRAM
BY THE PUBLIC WORKS DEPARTMENT.**

Staff will reschedule this item on the November 19, 1991 Workshop Meeting agenda.

ITEM 4

**REVIEW OF ASBESTOS CEMENT PIPE IN THE
CITY'S WATER SYSTEM.**

Mayor Anderson requested that this item be removed from this and any future agendas.

ITEM 5

**REVIEW OF POLICIES REGARDING SIDE-YARD
SETBACKS.**

Community Development Director McKim distributed copies of an excerpt from the City ordinance which pertains to side-yard setbacks, and reviewed those things which are not considered side-yard encroachments. The City Manager pointed out that under the existing Code, should a person build a concrete slab outside a sliding glass door, for example, that slab could encroach upon a side-yard (if the lot is flat), however, the slab could not be enclosed.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 10-28-91

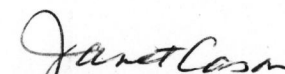
COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	

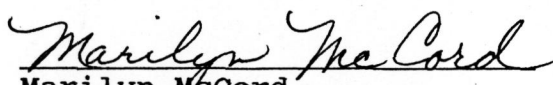
Council Member Herms brought to Council's attention the cement slab which had been installed at 130 11th Avenue South, which encroaches 3.8 feet into the side yard. He suggested that the ordinance possibly needs to be changed, and in his opinion a violation exists at that address. Mr. Herms noted that the allowance of air conditioning units into the side-yard setbacks had caused problems, particularly with respect to noise.

City Manager Woodruff assured Council that staff would investigate the cement slab which was installed at 130 11th Avenue South and report back to Council. Should a violation of Code exist, staff will take the necessary steps to correct the situation. Dr. Woodruff said that the original purpose of side-yard setbacks was to enable emergency equipment to get into the backyard, and any time that is prevented the original intent of that zoning regulation is violated.

ADJOURN: 5:09 p.m.


KIM ANDERSON, MAYOR


JANET CASON
City Clerk


Marilyn McCord
Recording Secretary

These minutes of the Naples City Council were approved on November 6, 1991.

SUPPLEMENTAL ATTENDANCE LIST

October 28, 1991 City Council Workshop Meeting

Lyle Richardson
Bruce Green
Charles Rhoades
Regina Sullivan
Ron Pennington
Allen Walburn
Arthur Neuman
John Wadsworth
Burt Saunders
Armando Diaz

Charles Andrews
Robert Rier
Miles Scofield
Mary Sullivan
Fred Tarrant
Lance Donovan
Ross Obley
Michael Stephens
Daniel Spina
Ray Miller

Other interested citizens and visitors.

NEWS MEDIA

Eric Staats, Naples Daily News
Paul Kenney, WBBH-TV
Tim Engstrom, Fort Myers News-Press



The Naples Beach Hotel & Golf Club
Where hospitality is a family tradition.

October 25, 1991

Dr. Richard Woodruff
City Manager, City of Naples
735 8th Street South
Naples, Florida 33940

Dear Richard:

Naples City Manager
Received 10/25/91
Route To _____
☐ Action
☐ Comment
☐ FYI
☒ File
By _____
Date _____

I have taken more of your time than I ever imagined possible this summer with hotel projects and more recently affordable housing issues. I appreciate your genuine interest in our community and thank you for serving in your demanding capacity.

I am writing today about a subject which I rank among the highest facing us in the near future - our beaches. As a beachfront property owner whose business is heavily dependent on our location, I have obvious reasons to be a supporter of beach nourishment.

I am also writing as a resident who enjoys going to the beach and taking visitors there. It really is a critical element in establishing Naples as a premier and special community. My dad used to point out to me that the only two "mainland" cities south of Tampa which are on the beach are Naples and Venice. Otherwise they are on bays or islands. That always struck me as startling.

Without question, regardless of how one defines that elusive concept of "quality of life", our beaches are a component. We need to protect and maintain them.

As a lay person, I'll make the following observations:

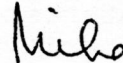
- * there is no permanent solution to beach nourishment as we are subject to nature's whims;
- * once nourished, a maintenance program needs to be in place;
- * property values throughout Collier County are positively affected by our beach;
- * beachfront property will be protected better from storm surges if beaches are nourished;
- * timing is of the essence - a major nourishment job is needed soon;
- * we should not risk waiting two to four years on an unproven method when a proven method is available;
- * Sanibel and Marco look great after their nourishment projects, and
- * since all residents of Collier County will benefit, they along with our visitors should help pay the cost of this project.

Page 2
Beach Nourishment

In summary, I encourage your active support of beach nourishment. It is a critical element in making us a special place to live, retire, raise a family, visit and all those other reasons why people come to Naples. I do not support the "Parker net method" because it is unproven and will delay the ultimate desired product indefinitely. To argue that it is less expensive is suspect as it will take much longer and the end product is unknown.

Thank you for your consideration. I apologize I am unable to attend your October 28 workshop. Our pool professional for the last 33 years, Dave Frey, will be in attendance representing The Naples Beach Hotel. He will be most willing to share his personal observations from his experience here.

Sincerely,



Michael E. Watkins
General Manager

MEW/jew