



*City of Naples*

CITY COUNCIL MINUTES

Workshop Meeting 1-27-92

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

-SUBJECT-

PAGE

DISCUSSION OF THE RECONSTRUCTION OF THE MOORING LINE BRIDGE  
BASED UPON DEPARTMENT OF TRANSPORTATION INSPECTIONS

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DISCUSSION OF DATA AND STATISTICS FOR CHAS

3

DISCUSSION OF PROPOSED CHANGES TO HOUSING CODE, UNSAFE BUILDING  
ABATEMENT CODE, COMMERCIAL MAINTENANCE CODE

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COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S
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that the railing on the bridge abutment was no longer in alignment. During an inspection of the anchor beams, it was ascertained that a substantial hole had developed.

Using visual aides, Dr. Woodruff described the structural condition of the bridge, emphasizing that it needs to be corrected as soon as possible. He pointed out that the capacity of the bridge was not limited and that the bridge's structure failure was very slow but also very progressive. It has moved 1/16 of an inch in six weeks time.

City Engineer Leighton Westlake told Council that two alternatives exist: complete closure of the bridge for reconstruction, or closure of only one-half of the bridge in order to keep the bridge partially open. The bridge will basically be laced together with large diameter steel rods, he added.

City Manager Woodruff said that staff was requesting Council's approval to proceed with the repairs adding that some of the repairs would be done by City crews and some would need to be contracted out. He asked that Council authorize staff to proceed with finalizing the documents so that competitive bids could be obtained and also to recommend which alternative should be taken to make the repairs. Staff anticipated beginning the repair process by March 31. The total project would extend into January of next year. The City Engineer explained that the biggest problem to be dealt with was the fact that concrete must cure, so there would be periods of waiting involved.

The City Manager told Council that because of the time involved for this project, financing could probably be spread out over two fiscal years. There is \$54,000 available now in the C.I.P. budget. Staff will inspect the other three bridges and determine if their minor repairs can be delayed until next year.



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It was the consensus of Council that staff should proceed with finalizing plans for reconstruction of the Mooring Line Bridge and solicit competitive bids. Council agreed with staff's Option Two, which will not require closure of the entire bridge unless it is judged unsafe, at which time it will be closed to traffic immediately. The City Manager reassured Council and the public that the repair project would be monitored weekly, to ensure its safety.

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ITEM 2

DISCUSSION OF DATA AND STATISTICS FOR CHAS (COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY). (REQUESTED BY COMMUNITY DEVELOPMENT DEPARTMENT)  
NOTE: DISCUSSION OF PRIORITIES AND FIVE YEAR STRATEGY FOR CHAS IS TO BE DISCUSSED AT THE FEBRUARY 3 WORKSHOP.

Community Development Director Missy McKim informed Council that the CHAS (Comprehensive Housing Affordability Strategy) document would be revised again to meet the October deadline. By that time, more information will be available from local social service agencies as well as the 1990 census data. Ms. McKim asked Council to give staff their suggestions for improving the document.

Planner Susan Golden defined many of the terms used in the CHAS document and told Council that every community must address certain issues, such as the homeless problem. Ms. Golden said that the very low income group is being targeted for affordable housing. She used visual aides to explain the terms and criteria involved in the affordable housing issue. Ms. Golden also pointed out that as the census data becomes available, allocations in the CDBG (Community Development Block Grant) Program may be changed.

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City Manager Woodruff told Council that the CHAS document will impact the monies the City will eventually receive.

Council discussed the possibility of scheduling an evening workshop meeting in order to receive public input. A Special City Council Meeting will be scheduled for Wednesday, February 12, 1992. The meeting will begin at 5:30 p.m. with a tour by Council of the City-owned site near the Naples Daily News for possible affordable housing use. At 6:30 p.m. the Special Meeting will begin in the Council Chambers. Staff will incorporate all written public comments into their staff report for this Special Meeting. Before the scheduled tour of the subject property, all property lines will be clearly marked.

BREAK: 10:35 a.m. - 10:45 a.m.

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ITEM 3

DISCUSSION OF PROPOSED CHANGES TO:

- a) HOUSING CODE
- b) UNSAFE BUILDING ABATEMENT CODE
- c) COMMERCIAL MAINTENANCE CODE  
(REQUESTED BY COMMUNITY DEVELOPMENT DEPARTMENT)

City Manager Woodruff thanked Council Member Herms for the many hours he had spent assisting with this project. Dr. Woodruff outlined all of the changes being suggested.

Discussion ensued with respect to the "Right of Entry" section of the Code. The City Manager said that that section would be referred to the City Attorney for thorough review prior to adoption in order to insure uniform, legal procedure. It was agreed that the term "Building Official" would be used throughout the documents rather than "Housing Official."

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Community Development Director McKim explained the section of the Code pertaining to historical buildings. Staff will further review that section and make recommendations for any changes.

It was the consensus of Council that all services of notice should be sent by Certified Mail, return receipt requested.

NOTE: Vice Mayor Passidomo left the meeting at 11:45 a.m.

Chairman of the Code Enforcement Board James McMahon told Council that he believed the Maintenance Code would greatly benefit the community. Board Member Tyler Janney added that the Codes should not be made too stringent saying, "You may find out people who would have kept their homes in better shape won't make repairs if they have to get a permit for everything. I think your attempt is proper but the effect could be negative."

Staff was directed to further review and revise the proposed changes to the Housing Code. Staff will also review the City's licensing requirements.

City Manager Woodruff reminded Council that it was essential to move forward and adopt the Housing Code. First reading of the ordinance will be scheduled for February 19, 1992. The Unsafe Building Abatement Code and Commercial Maintenance Code will be scheduled for further workshop.

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## City Council Minutes

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**ADJOURN: 1:00 p.m.**

Kim Anderson  
KIM ANDERSON, MAYOR

*Janet Cason*  
JANET CASON  
City Clerk

*Marilyn McCord*  
Marilyn McCord  
Recording Secretary

These minutes of the Naples City Council were approved on April 1, 1992.