



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting 3-30-92

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-	PAGE
MR. HARTMAN OF HARTMAN & ASSOCIATES WILL PRESENT AND DISCUSS REFINEMENT	1
OPTIONS FOR ALTERNATIVE NO. 2 OF THE WATER/SEWER SERVICE RATE INCREASES	2
DISCUSSION OF SUBSECTIONS 9-1-9 AND 9-1-22, ALLOWABLE ENCROACHMENTS, COMPREHENSIVE DEVELOPMENT CODE. CITY RESIDENT, JOHN REMINGTON, WILL SPEAK	3
FEMA AND COASTAL BUILDING ZONE DISCUSSION AMENDING THE COMPREHENSIVE DEVELOPMENT CODE TO MATCH FLORIDA STATUTE, CHAPTER 92-7	
HISTORIC PRESERVATION--OLDE NAPLES	5
TOURIST DEVELOPMENT COUNCIL UPDATE	5
REVIEW OF ITEMS ON APRIL 1, 1992, REGULAR MEETING AGENDA	
ANNOUNCEMENTS/CORRESPONDENCE/COMMUNICATIONS	7

City Council Chambers
735 Eighth Street South
Naples, Florida 33940



Time 9:00 a.m.

Date 3-30-92

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

ITEM 1

Present: Paul W. Muenzer, Mayor

Fred L. Sullivan, Vice Mayor

Kim Anderson

R. Joseph Herms

Alan R. Korest

Ronald M. Pennington

Peter H. Van Arsdale

Council Members

Also Present:

Dr. Richard L. Woodruff, City Manager

Norris Ijams, Assistant City Manager

Maria J. Chiaro, City Attorney

Leighton D. Westlake, Engineering
Manager

Larry L. Barnet, Public Works Director

Dan E. Mercer, Utilities Manager

Ann "Missy" McKim, Community
Development Director

John A. Cole, Chief Planner

Ann Walker, Planner II

Steve Uman, Building Official

Paul C. Reble, Police Chief

Paul Sireci, Police Captain

James Whittaker, Rec. Supervisor II

Dr. Jon Staiger Ph.D., Natural
Resources Manager

Kevin Rambosk, Interim Community
Services Director

George Henderson, Sergeant-At-Arms

Marilyn McCord, Deputy Clerk

See Supplemental Attendance List - Attachment 1

ITEM 1

**MR. HARTMAN OF HARTMAN & ASSOCIATES
WILL PRESENT AND DISCUSS REFINEMENT**

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 3-30-92

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE
Y
E
S
N
O

A
B
S

**OPTIONS FOR ALTERNATIVE NO. 2 OF THE
WATER/SEWER SERVICE RATE INCREASES.**

City Manager Woodruff said that Mr. Jerry Hartman of Hartman & Associates had been asked to return to Council with rate options based on Council's decision that 1.5 million dollars was needed.

Using visual aids Dr. Woodruff reviewed the four rate options. He and Mr. Hartman answered questions about the different rates and the impact of each.

For the record, Dr. Woodruff stated, "Our concern is that right now people are paying on the sewer. With a second meter and lower bills, we may actually get a negative impact. That could result in a several hundred dollar loss in wastewater. A bill for potable water should be for every gallon used. Don't be surprised at the impact of that. We have no way of predicting how much we'll lose."

Mr. Hartman explained that every October, rates would increase 4%. The first increase will occur in October, 1993. He said that from a structural standpoint, he preferred options #2 and #4. There would be no difference for bonding purposes. The vast majority of users would have a smaller cost increase with option #4. Mr. Hartman told Council, "We've gone through excruciating date. We're down now to a simple policy decision."

It was the consensus of Council that either rate option #2 or #4 will be chosen as the new service rate. Using options #2 and #4, staff will provide a breakdown at the April 1st Council Meeting: number of customers - residential, condominium and commercial, and percentages in terms of total usage. Staff will also provide several sample condominium bills, using options #2 and #4. Staff will provide a list of condominiums in the City and the size of the meter at each.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 3-30-92

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

Utilities Manager Dan Mercer informed Council that to the best of staff's knowledge all of the past "dead" meters had been removed with the exception of three. Two of those will be repaired this week and the last will be replaced in late April. Mr. Mercer said that approximately 10% of the meters are changed annually. City Manager Woodruff told Council that staff will be checking every 20th bill as regular policy, "as an added check and balance".

Mayor Muenzer instructed Council to be prepared to make a decision on the rates at the April 1st meeting.

BREAK: 10:25 A.M. - 10:30 A.

ITEM 2

DISCUSSION OF SUBSECTIONS 9-1-9 AND 9-1-22, ALLOWABLE ENCROACHMENTS, COMPREHENSIVE DEVELOPMENT CODE. CITY RESIDENT, JOHN REMINGTON, WILL SPEAK.

Community Development Director Missy McKim commented that there had been concerns pertaining to encroachments into side yards.

Based on recommendations from the PAB (Planning Advisory Board) Chief Planner John Cole reviewed the details of staff's proposal. Council discussed encroachment of air conditioning equipment onto sideyard setbacks. Ms. McKim pointed out that PAB believed very strongly that residents should be able to replace their air conditioning units. However, once a larger unit is needed due to renovations, the Code should be conformed to.

Mr. Cole noted that the PAB envisioned this as much a visual problem as a noise problem.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 3-30-92

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE
Y
E
S
N
O

A
B
S

ITEM 3

**FEMA AND COASTAL BUILDING ZONE
DISCUSSION AMENDING THE COMPREHENSIVE
DEVELOPMENT CODE TO MATCH FLORIDA
STATUTE, CHAPTER 92-7.**

Community Development Director McKim explained that new FEMA (Federal Emergency Management Agency) regulations will go into effect in October, 1992. Staff would recommend that Council adopt the new regulations now. The new regulations are less stringent than those existing. Building Official Steve Uman reviewed the changes, noting that the proposed ordinance would result in the City's 100% compliance with State regulations. Mr. Uman answered Council's questions and explained the procedures staff follows when interpreting current regulations.

City residents Mr. John Remington and Mr. James Hurst addressed Council. They presented their interpretations of the new FEMA and Coastal Building Zone regulations and requested that those be reviewed further by Council.

It was the consensus of Council that staff should contact the State and obtain its interpretation of "health sanitary and safety code."

The City Attorney will contact the State representative who introduced the amendment to the FEMA regulations, in order to ascertain its purpose.

LUNCH RECESS: 12:30 P.M. - 1:35 P.M.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 3-30-92

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

ITEM 4

HISTORIC PRESERVATION--OLDE NAPLES.

Community Development Director McKim reviewed the background information. She explained that staff was requesting that Council appoint a citizen committee of at least three representatives of the Olde Naples area to research preservation alternatives and to present recommendations to Council. Ms. McKim said that staff was collecting State-approved comprehensive plans from other communities which have not instituted mandatory preservation ordinances.

Ms. McKim said that staff hoped to find a resolution satisfactory to both the City and the DCA (Department of Community Affairs). The DCA is presently considering either an incentive program to encourage people to preserve historic buildings or a mandatory historic ordinance. Incentives could include waiving impact and/or permit fees, establishing a grant program, etc.

Council discussed the issue and City Attorney Chiaro assured Council that she would be involved in its every phase.

City Attorney Chiaro will provide an analysis of the issue and an estimate of costs which would be involved. Simultaneously, staff will maintain a dialogue with the DCA in terms of proffering some proposals. Discussion of this issue will be rescheduled for the April 20th City Council Workshop.

ITEM 5

TOURIST DEVELOPMENT COUNCIL UPDATE.

City Manager Woodruff asked Council to be considering among themselves whom they would choose from Council to serve on the TDC (Tourist Development Council).

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 3-30-92

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

VOTE
Y
E
S
N
O

A
B
S

A Special Council Meeting will be scheduled for Monday, April 6th, for the purpose of recommending two Council Members to the T.D.C.

ITEM 6

REVIEW OF ITEMS ON APRIL 1, 1992,
REGULAR MEETING AGENDA.

#12 - GENERAL NUISANCE ORDINANCE - Assistant City Manger Ijams will meet with the Presidents' Council and the various neighborhood associations and obtain some feedback pertaining to horticultural trash pickup. Should it be bagged or loose?

With respect to tree limbs, Council Member Pennington suggested that if a weight limit is specified in the ordinance, perhaps a maximum diameter should not be specified. Staff will review.

It was the consensus of Council to proceed with second reading or the ordinance on April 1st. Language will be changed in the ordinance to reflect that horticultural waste will be kept loose, taken to the curb or the alley, and picked up once a week. Garbage will be bagged, placed in garbage cans and picked up twice a week.

Page 7, paragraph H, referring to radios, phonographs, etc. - volume - Council Member Pennington suggested that those radios, phonographs, etc. which are outside, be included. Staff will modify the language.

#15 - LEVEL OF SERVICE REPORT - Staff will verify the figures on Chart WW2, Wastewater Treatment Level of Service Summary.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 3-30-92

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

#25 - DOCK FUEL TANK REPLACEMENT - Staff will verify the size and type of plywood which was used.

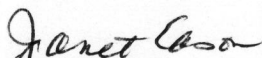
#22 - POLICE VEHICLES - Staff will verify bids with respect to availability of transmission coolers.

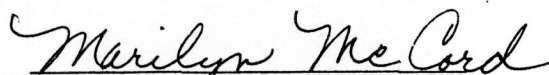
ANNOUNCEMENTS/CORRESPONDENCE/COMMUNICATIONS

None.

ADJOURN: 4:45 p.m.


PAUL W. MUENZER, MAYOR


JANET CASON
City Clerk


Marilyn McCord
Deputy Clerk

These minutes of the Naples City Council were approved on May 6, 1992.

SUPPLEMENTAL ATTENDANCE LIST

City Council Workshop Meeting - March 30, 1991

Werner W. Haardt
Brad Estes
James Kirsh
Sue B. Smith
Mr. & Mrs. John Van Arsdale
Gerald Hartman

Nicole Polayse
Lyle Richardson
John Remington
Stella Thomas
Anne Colabrese

Other interested citizens and visitors.

NEWS MEDIA

Eric Staats, Naples Daily News
Traci Griffith, WNOG