



City of Naples

Index

City Council Workshop Meeting

Monday, October 12, 1992

Convened 9:04 am / Adjourned 11:50 am

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City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - October 12, 1992 - 9:00 a.m.

Mayor Muenzer called the meeting to order and presided

ROLL CALL

Present: Paul W. Muenzer, Mayor
Fred L. Sullivan, Vice Mayor

Council Members:
Kim Anderson
R. Joseph Herms
Alan R. Korest
Ronald M. Pennington
Peter H. Van Arsdale

Also Present:

Dr. Richard L. Woodruff, City Manager
John Cole, Chief Planner
Ann Walker, Planner I
Tom Smith, Fire Chief
William Harrison, Finance Director
Sheldon Reed, Fire Marshal
Glen Chesebrough, Fire Training Chief
Mark Thornton, Community Services Dir.
Leighton Westlake, Engineering Manager

Lyle Richardson
Eric Staats
Other interested citizens and visitors

ITEM 1

ANNUAL ADVISORY BOARD REPORT--PLANNING ADVISORY BOARD.

Chairman of the Planning Advisory Board (PAB) Harry Timmins addressed Council and assured them that he had obtained input from the other PAB Members which he would relay. First, stated Mr. Timmins, the PAB struggles with the number of matters that it must consider and desires to remain "reasonably coherent" as the hours pass by. Mr. Timmins said that staff deserved a lot of credit for its work and help in preparing PAB information.

Mr. Timmins referred to the fact that many issues are "issues in motion" because even as those issues are being presented they change, creating a huge amount of debate and confusion. Debate between Council Members and Board Members, particularly with petitioners present, was not a useful or productive venture, he said. Mr. Timmins suggested that staff presentations be shortened, although he agreed that it was important for the public to understand the issues.

Controversial issues tend to be placed last on the agenda, said Mr. Timmins. He asked that staff consider placing the more controversial issues at the beginning of the meeting agendas.

Mr. Timmins asked the Council Members if they received all the information they needed from the PAB. He expressed his concern that sometimes the "flavor" and reasons for a vote are more important than the vote itself, particularly when PAB recommendations come to Council as a split vote.

The PAB was only attempting to make government as a whole as good as it could be, stated Mr. Timmins. He strongly suggested that every five years or so, the entire architecture of the City's government be examined. Mr. Timmins went on to say, "There shouldn't be any givens. Ask basic questions such as; 'Do we need a Planning Advisory Board? A Mayor, Council, City Manager?' You've all done a great deal of work in analyzing staff and the departments of the City, how they can be altered, etc. A remarkable job has been done in carving out excess. I think we have close to a bare-bones operation. This is different. Look at the whole organization; nothing should be sacred. I'm not all that sure that this is the form of government that is best for Naples."

Mr. Timmins asked what happened to certain issues. For instance, the revised parking code, the Waterfront District, the mandatory workshop to discuss the two-step plan submission process, PAB review of Coastal Construction Setback Line variances, etc. Mr. Timmins pointed out that some of the items which hang in abeyance create an unnecessary problem. He requested an update of the pending issues, as mentioned above.

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City Manager Woodruff explained that because of the budget process, he had asked to postpone a few of the pending issues. Dr. Woodruff pointed out that approximately 95% of all PAB and staff recommendations to Council for approval or denial were agreed to by Council.

The Council Members, staff and Mr. Timmins discussed the status of the Waterfront District plan. Chief Planner John Cole said that some awkwardness existed because staff did not desire to endorse the plan in its entirety. When the document comes before Council, said Mr. Cole, it would be helpful if Council would state which components of the plan merit consideration and which components were bad policy. Staff would then know what the policy direction was. Council Member Anderson suggested that the Redevelopment Task Force could perhaps join forces with the Waterfront District representatives. Mr. Timmins agreed that the two groups must interface very closely. If not, they work against one another.

Staff will tentatively schedule a Joint City Council/PAB Workshop for November 9, 1992, for an item-by-item review and strategic planning session of the Waterfront District Plan. Staff will provide, as soon as possible, all backup material, minutes, etc. pertaining to previous Waterfront District discussions. Since Council Members Pennington and Van Arsdale had not been involved in the previous discussions, Mayor Muenzer asked that they notify him should they wish to have a separate Council Workshop on the Waterfront District matter, before scheduling the Joint Workshop.

Council Member Herms emphasized the importance of having a vision for the City. City Manager Woodruff informed everyone that the Redevelopment Task Force was in the process of discussing how to build a consensus of such a vision. After their meeting on October 20th, the Task Force will be requesting that Council hear their recommendation that they begin a consensus-building program which could be expanded into a broader scope that would include the PAB.

Mr. Timmins was asked about setting a time certain for some items on the agenda and the possibility of holding more than one PAB meeting a month. Mr. Timmins said that mixed feelings existed about both matters among the Board Members, however, they all agreed that the meetings have been too lengthy.

Council Member Anderson next brought up the fact that many times PAB has voted unanimously in favor of or denial of an item only to have Council vote the reverse. That must be addressed, she stressed. Mr. Timmins agreed that better communication was needed. City Manager Woodruff suggested that during Council discussions of the more controversial issues, as well as those issues with some magnitude, a PAB representative could give a report on the opinions of the Board. It was decided that whenever PAB decisions resulted in a split vote and also in cases of any major issues, the minutes of the appropriate PAB meeting shall be included in the City Council packets.

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Mr. Timmins suggested that the local newspaper should somehow be prevailed upon to print the Council and PAB agendas in the same and prominent place every time those two bodies meet. He also asked if PAB Members could receive Council agendas. Staff will add the PAB Members to the Council agenda mailing list.

Council Member Anderson told Mr. Timmins that the PAB was doing a wonderful job. Council Member Pennington noted that the PAB probably was the hardest working of all the City's committees. Council Member Korest said, "You are very appreciated."

Council Member Herms pointed out that the public's perception of the PAB would be improved if times certain could be set for certain items. Council Member Van Arsdale agreed, adding that times certain at Council meetings has sometimes "speeded up the process." He said that he too appreciates the work of the PAB.

Vice Mayor Sullivan, referring to split votes, said that he would be much more uncomfortable if Council always received unanimous decisions from the PAB. He commended the PAB on the approach it takes and expressed his appreciation for the Board's concern for the public. Mr. Sullivan said that in his opinion the PAB had been most effective and told the other Council Members that by attending the PAB meetings, he realized the flavor of the points at issue, so that he could study those items in preparation for Council meetings. Council Member Korest agreed and encouraged all of the Council Members to attend the PAB meeting on October 14th for the discussion on the Coastland Mall expansion.

Mayor Muenzer thanked Mr. Timmins and asked that Council's compliments be relayed to the entire Board.

ITEM 2

ADVISORY BOARD INTERVIEW

ITEM 2a

CODE ENFORCEMENT BOARD

Mrs. Marjorie Prolman and Mr. Douglas John Carver had applied to serve on the Code Enforcement Board. Mr. Carver had been interviewed previously by Council and expressed his desire to be considered for the current vacancy. Mrs. Prolman had planned to attend the interviews, however because of a family illness had to be out of town. Staff will reschedule the Code Enforcement Board interviews for November.

ITEM 2b

FIRE AND POLICE PENSION BOARDS

No applicants were received for the vacancies on the Fire and Police Pension Boards. City Manager Woodruff contacted former Board Member Bill Barnett's office and was assured that Mr. Barnett would again serve on the Boards. Staff will readvertise for the other vacancy, and reschedule the interviews.

BREAK: 10:25 a.m. - 10:30 a.m.

ITEM 3

**UTILITY TAX FUND BUDGET FOR 1993-DEBT REFINANCING AND
NEW CAPITAL PROJECTS**

Fire Training Chief Glen Chesebrough reviewed the status of the renovations to the fire station. He referred to costs and options which had been discussed in the past. City Manager Woodruff commented that staff had done a very thorough job of reviewing every possible cost, including furniture, computer equipment, etc. Chief Chesebrough noted that because all of the telephone wiring for City Hall was contained in the fire station, the cost of relocating the telephone line was estimated to be approximately \$8,000.00.

Fire Chief Tom Smith described the Construction Review Committee and the results of the Committee's research. Chief Smith said that the Committee Members had to ask themselves whether the 45 year old building should be renovated or a new structure built. It was discovered that to renovate the existing structure would be much more costly than originally anticipated.

City Manager Woodruff informed Council that several options could be considered, including building the station on the present parking lot site, across the street from the existing station. The Committee recommended leaving the station on its present site and adding a new building adjacent to it. The Committee is also investigating temporary housing for the Fire Department, which could be for a period of up to twelve months.

The financial side of this key issue is, said Dr. Woodruff, how do we pay for it? He reviewed the estimated costs of relocation, furnishings, miscellaneous costs and fees, building and construction, etc. (A complete list of these items is included in the file for this meeting, in the

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City Clerk's Office.) At the request of Council Member Van Arsdale, staff will meet with him to provide an update and history of the proposed fire station renovation project.

Finance Director Bill Harrison further reviewed the debt refinancing and new capital projects details. Staff will revisit the 1989 Bond Issue and report back to Council.

City Manager Woodruff reviewed other capital items which Council had expressed a desire to complete during this fiscal year which include the Naples Landing project, Phase II of the Anthony Park project, the fire station, and the Fleischmann Park renovation. Dr. Woodruff said that Council had two options: 1) Continue without changes, paying for most of the project costs within three years, or 2) Expand the costs over a ten-year period, using the money presently committed in a different way. Should the second option be utilized, the actual debt service would go from \$301,000.00 to \$370,000.00, however, the total capital expenditure would go from \$451,000.00 down to \$370,000.00. Dr. Woodruff pointed out, "The bottom line for this year and next is that it is \$80,000.00 cheaper." Should Council's priorities remain unchanged, he noted, staff would recommend refinancing and extending the time of debt.

With respect to the reconstruction of Gulf View Middle School, Dr. Woodruff informed Council that although the School Board had requested the City's financial assistance, as yet no plans have been submitted. Should Council approve the refinancing, Dr. Woodruff said that he would recommend that the Gulf View situation be revisited and included at the same time. Mayor Muenzer agreed that something must be done to expand the City's recreational facilities to include a site for basketball, volleyball, etc. The Mayor was adamant in stating, "We aren't meeting the needs." Such a facility would not have to be elaborate or even air-conditioned, he said. Staff will provide information and costs for the proposed Gulf View Middle School project and for a gymnasium-type structure at Fleischmann Park.

Council Member Van Arsdale said that he would support utilizing a longer term payoff for the longer term projects. Council Member Pennington, however, stated that he was not in accord with taking short term debt and making it long term. Mr. Pennington noted that one of his highest priorities was to "get as much as we can for the lowest interest," and he would not be in favor of grouping the projects together.

Council discussed the necessity of whether the existing fire station should be used for several more years. Council Member Herms said that he had been supportive of adding on to the existing structure, however, Federal regulations made that impossible. The City Manager invited all of the Council Members to visit the fire station and refresh their memories as to the crowded situation existing there. Council Members Korest and Van Arsdale agreed that some guidelines with regard to the Utility Tax must be established.

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**NOTE: Mayor Muenzer left the Workshop at 11:40 a.m.
Council Member Korest left the Workshop at 11:45 a.m.**

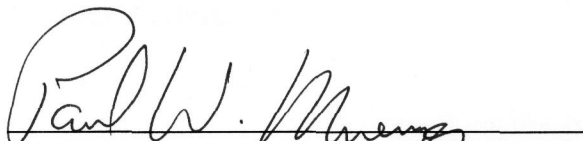
Vice Mayor Sullivan commented that many citizens would prefer to know precisely what is done with their taxes. Mr. Sullivan said that he was a proponent of user fees, however he believed that facts must be clarified so that the citizens are more readily able to determine what their tax burden is. He concluded, "I see the wisdom of refinancing, but not increasing the debt."

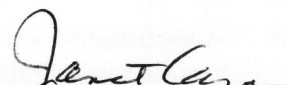
ITEM 4

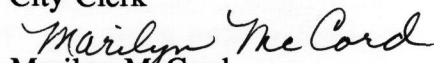
DISCUSSION OF MEMBERSHIP OF BAY MANAGEMENT ORGANIZATION

At the suggestion of City Manager Woodruff, Council agreed to reschedule this item to a future date so that all Council Members could be present.

ADJOURN: 11:50 a.m.


PAUL W. MUENZER, MAYOR


Janet Cason
City Clerk


Marilyn McCord
Deputy City Clerk

These minutes of the Naples City Council were approved on 10/21/92.

MINUTES

CITY COUNCIL BEACH RENOURISHMENT TOUR

ST. PETERSBURG, FLORIDA

FRIDAY, OCTOBER 16, 1992

Members Present:

Mayor Paul W. Muenzer
Vice Mayor Fred Sullivan
Council Member Ron Pennington
Council Member Joe Herms

Others Present:

Tracy Griffith, WNOG
Ken Abernathy, Beach Renourishment Committee
Frank Blanchard, Beach Renourishment Committee
Staff Members: Dr. Richard L. Woodruff, Jon Staiger, Mark Thornton, Leighton Westlake
Lucas Woodruff, Matthew Woodruff

Beach Renourishment Tour

The group convened at City Hall at 6:30 A.M., Friday, October 16, 1992. Transportation was provided in the following arrangement: Council Member Herms drove with passengers Paul Muenzer, Fred Sullivan, Frank Blanchard, and Tracy Griffith. Car #2 was driven by Richard Woodruff with passengers Ron Pennington, Mark Thornton, Leighton Westlake, Lucas Woodruff, and Matthew Woodruff. Car #3 was driven by Jon Staiger with passenger Ken Abernathy. It should be noted that Car #3 left from a different origination point and met the group in St. Petersburg. It should further be noted that Leighton Westlake was picked up in Fort Myers at Exit 21.

A tour was provided by Misener Marine Construction Inc. of Tampa, Florida. Hal Fisher met the group on St. Petersburg Beach and provided a tour of an existing dredge project. The group arrived at the construction office of Misner Marine at approximately 10:15 A.M. and proceeded by car to the construction site. At that site Mr. Fisher explained the operation which basically consisted of the following points:

1. Barges bring the sand in from a spoil site some 17 miles south of the project site.
2. The barges are then off-loaded onto a larger barge that has a series of hoppers that feed onto conveyor belts which deposit the sand along the beach.

3. Bulldozers then spread the sand creating the renourished beach.
4. Total project reviewed consists of 2.6 miles of renourished beach, with that beach being approximately 100 feet above the high tide line and 100 feet below the high tide line. Anticipated time of project is May 1992 through December 1992. Estimated cost of the project is \$9,000,000.
5. The sand deposited on the beach is in a dry state and thereby creates very little turbidity and results in a usable beach immediately after smoothing. The project is able to produce 100 linear feet at the desired width per day.
6. The project operates 24 hours a day, 7 days a week through multiple employee shifts.

After reviewing the site of the renourished beach, the group travelled further south and took a work boat out to the actual spoil site. At the spoil site the following notes were made:

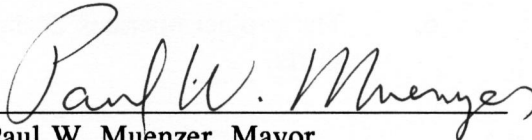
1. A large construction barge is used as the work platform and operates two cranes that use clam shell buckets for the actual dredging of the sand. The depth of the water varies from 6 to 20 feet and the dredged material is then deposited on barges which are then transported to the renourishment site.
2. Loading time varies from 5 to 8 hours per barge depending on the size of the clam shell and the quality of the material being dredged.
3. Transportation site to the renourished beach is approximately 2 1/2 hours with a loaded barge and 1 1/2 hours with an empty barge.
4. One advantage of this technique is your ability to immediately view the quality of the sand being dredged, and if it is unacceptable due to type of material or general content, it can be immediately deposited back at the dredge site, thereby ensuring a high quality of sand for the renourished beach.

End of Tour


The tour concluded at approximately 2:15 P.M. at which time the group returned to the City of Naples. The group arrived at City Hall at approximately 5:15 P.M. It should be noted that Car #3, consisting of Jon Staiger, Ken Abernathy, and Tracy Griffith, did not take the second half of the tour, but left directly from the renourishment site.

Submitted by:

Dr. Richard L. Woodruff
City Manager


Paul W. Muenzer, Mayor

RLW:jp


Janet Cason
City Clerk

These minutes of Naples City Council approved on 11/4/92.