



City Council Chamber  
735 Eighth Street South  
Naples, Florida 33940

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**City Council Workshop Meeting - January 30, 1995 - 9:00 a.m.**

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Mayor Muenzer called the meeting to order and presided.

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**ROLL CALL**

**ITEM 1**

**Present:** Paul W. Muenzer, Mayor  
Alan R. Korest, Vice Mayor

Council Members:  
Ronald M. Pennington  
Marjorie Prolman  
Fred L. Sullivan  
Fred Tarrant  
Peter H. Van Arsdale

**Also Present:**

Dr. Richard L. Woodruff, City Manager  
Maria J. Chiaro, City Attorney  
Kevin Rambosk, Asst. City Manager  
Missy McKim, Community Dev. Director  
Dick Gatti, Engineering Manager  
Jon Staiger, Ph.D., Natural Resources Mgr.  
George Henderson, Sergeant-At-Arms  
Marilyn McCord, Deputy City Clerk  
Robin Williams, Admin. Assistant I  
Donald Pickworth  
Dean Lopez  
Patricia Connolly  
Mark J. Podlin  
Angelo Carusi  
Craig Heiser

John Farquhar  
Peter H. Schaff  
Werner W. Haardt  
Charles Andrews  
Jim Lennane  
Jim Rideoutte

Other interested citizens and visitors

**Media:**

Eric Staats, Naples Daily News  
Amy Chodroff, WNOG  
Carl Loveday, WNOG

## ITEM 2

### ITEMS TO BE ADDED

At the request of Council Member Pennington, Item 6 was added to the agenda: Discussion of public input meetings concerning the second Gordon River Bridge.

## ITEM 3

### UPDATE ON COASTLAND MALL

LaSalle Advisors Limited Senior Vice President Peter H. Schaff introduced other members of the Coastland Center Mall Renovation and Expansion Team:

- . Mark J. Podlin, Senior Vice President LaSalle Advisors Limited
- . Patricia S. Connolly, General Manager Coastland Center Mall
- . Dean A. Lopez, Vice President LaSalle Partners Asset Management Limited
- . Angelo Carusi, AIA, Project Manager, Cooper Carry & Associates
- . John L. Farquhar, Esquire, Legal Counsel
- . Donald A. Pickworth, Esquire, Legal Counsel
- . Craig Heiser, Senior Project Manager (Whiting-Turner Contracting Company)

Mr. Schaff reported that all of the Mall's anchor stores were actively involved in the design process. All department stores had been through the appropriate formal committee approvals and were in the process of obtaining capital for their projects. Mr. Schaff told Council that everyone involved had been very well served by the City staff.

Mr. Schaff provided a brief overview of construction time frame. By the end of 1995, two parking decks would be completed, the Dillards store would be substantially completed and standing separate from the main mall, landscaping would be completed, and one parking deck partially constructed. Plans are to demolish the existing Dillards store by early November, 1996.

The renovation and expansion team has planned to make a presentation with respect to signage during the month of March, 1995. Development Manager Dean Lopez reported that traffic concerns were being addressed. Construction traffic would be coordinated with the Police Department and peak traffic times would be avoided as much as possible. The Coastland Center P.D. (Planned Development) ordinance required submittal of a construction phasing plan. Adequate parking must be retained on site during construction; it would be the Mall's responsibility to enforce construction parking.

Mr. Lopez reported that an independent security specialist had been retained. Although the security plan had not been finalized, Mr. Lopez emphasized that the security of the Mall's customers was of top priority.

## **City Council Workshop Meeting - January 30, 1995**

---

In response to Council Member Tarrant's question, Mr. Schaff said that a meeting room (the old Mall office) would be made available to the public, at minimal or no charge.

Final square footage of the completed Mall would be 961,000 square feet.

For the record, Mr. Schaff explained that the developers had allotted space for a movie theater. Currently both Cobb and AMC plan to build multi-screen cinemas in the area, therefore it would not be a wise economic move at this time to build yet another theater. Mr. Schaff expressed the hope that eventually the available space would house a cinema.

Mall General Manager Patricia Connolly explained that vacancies in the Mall would become apparent during the forthcoming year; some of those are due to the Mall's natural lease roll-over. She pointed out that the vacancies would give the Mall the opportunity to offer expansion space to two of its tenants. Any vacancies should be temporary, Ms. Connolly noted, since there was a prospect list consisting of a good mix of national and local retailers.

Mr. Schaff mentioned the importance of sustaining the Mall's current level of productivity. Plans are to stay within the moderate to better price range.

Mayor Muenzer thanked the Mall representatives and asked them to stay in close communication with City staff. He asked that the City Manager be notified immediately of any complaints.

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**BREAK: 10:00 a.m. - 10:10 a.m.**

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### **ITEM 4**

#### **PUBLIC SAFETY UPDATE**

City Manager Woodruff began discussion of this item by noting that after meeting with each Council Member, staff had made modifications to the Public Safety concept. Assistant City Manager Kevin Rambosk began by emphasizing, "We have dedicated fire and police personnel. That is not the reason why we are looking at a change. We are looking at the future." Mr. Rambosk said that after meetings with Council Members, citizens, and property owner associations, the message received about continuing to pursue this concept was "stop." Staff wanted to attempt once more to provide Council's expectations, and input was gathered and coupled with proposed action. It was very clear, stated Mr. Rambosk, that the City Manager should direct a Public Safety Organization.

## City Council Workshop Meeting - January 30, 1995

---

Mr. Rambosk reviewed the Public Safety concept redesign overview. (An outline of that redesign overview is included as Attachment #1.) Mr. Rambosk suggested that the title "Department of Police and Emergency Services" would be appropriate. He reported that by expanding the role in areas such as emergency management, prevention, education, public training, and Emergency Medical Services, more opportunity and challenge for Fire Department personnel could be provided.

Mr. Rambosk pointed out that the Fire Department had been so successful over the past ten years that the number of fires had been reduced by 23%. Consequently, many Fire Department employees had left the City's employ to take positions which provide more opportunity.

Mr. Rambosk stressed that community oriented policing would be implemented as fully as possible. A highly visible and responsive department would be provided, with a uniformed chief serving as spokesperson and CEO. He went on to describe a "flattened" organizational structure (See Attachment #1) which would remove an extra level of command. One chief would be eliminated and the functions of two chiefs combined into one position. Police and fire duties at the line level would not be consolidated, the number of personnel would not be reduced, and the current Levels Of Service would not be reduced.

Because many positions were currently vacant, noted Mr. Rambosk, this was an excellent time to make a change. He pointed out that both the Police and Fire Departments already respond to almost all emergency calls. Mr. Rambosk summarized, "Throughout the process we believed it was our responsibility to take a look at this based on facts. We have the plan, the people, the desire, the wherewithal to do it should Council desire to go in that direction." He thanked Council for the opportunity to allow staff to do a thorough review.

Dr. Woodruff told Council that staff was proposing nominal consolidation and that staff believed the concept was worth trying. He said that it was very clear that everyone wanted to maintain the title "Chief," since "Public Safety Director" gave the impression of yet another bureaucrat.

**It is noted for the record that Deputy City Clerk Marilyn McCord acted as recording secretary for the preceding portion of the meeting and Administrative Assistant Robin Williams acted as recording secretary until adjournment.**

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Council Member Pennington reported that without exception, members of the Presidents' Council expressed the same concerns as Council had; that a policeman and a fireman would be the same person. He also stated his concern for trying to "force fit" something and said that he did not want the Fire Department "diluted". Dr. Woodruff stated that this was never the intent.

Mr. Rambosk listed several organizations he had visited with and commented that he was able to clarify matters for them.

## City Council Workshop Meeting - January 30, 1995

---

Council Member Sullivan was not opposed to this idea, however, would like to see the job description of the two chiefs as they are now, and the job description if it was consolidated. It was decided that Council should receive job descriptions of the whole support organization, since this was a whole new concept.

Vice Mayor Korest was in agreement but wanted to have input from the community, to determine what the support for the program would be. It was also emphasized that the role of the Police Chief would need to be very visible, as a leader, to make people feel secure. The City of Naples had been recognized as having the finest policing operation for a community of our size anywhere, Mr. Korest stated.

The consensus was to proceed with implementing an ordinance since there would be a change in the organizational structure of the City; a Fire Division which would be a part of the Police and Emergency Services Department.

Dr. Woodruff suggested hosting an administrative public meeting, possibly during the middle of February at 5:30 p.m. or 6:00 p.m., and sending a letter to each of the homeowner associations, specifically inviting the President's Council. First reading for a public session could then be set for March 1, 1995, and based upon that meeting decide when second reading would be, perhaps on March 15, 1995.

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**~~BREAK: 11:30 a.m. to 11:35p.m.~~**

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### ITEM 5

#### REVIEW OF AGENDA ITEMS FOR FEBRUARY 1, 1995, REGULAR MEETING

**Item 6/Second reading of an ordinance adding a new section to the Comprehensive Development Code regulating pier and boat lift dimensions:** Dr. Staiger, Natural Resources Manager, pointed out that at the first reading of that ordinance a number of individuals commented that the City was being too restrictive and should try to regulate just the piers and not the piers and vessels. The wording eliminates the vessels from consideration, Dr. Staiger, commented, however, he was not in favor of that. He also stated that he would show by means of a diagram what exactly the text in the ordinance was stating and the diagram would become part of the ordinance.

**Item 7/Alley Vacation/1720 Gulf Shore Boulevard South:** Staff will provide more information regarding this agenda item. Maria J. Chiaro, City Attorney, commented that many issues had been raised at the PAB (Planning Advisory Board) and that the PAB had difficulty with the concept of convenient access.

## City Council Workshop Meeting - January 30, 1995

---

**Item 8/First reading of an ordinance/Rezone Petition/Mariners Cove:** Since re-zoning of that property could lead to further discussions concerning other properties, it was agreed to receive additional information on that agenda item. Comment was made that perhaps Council could receive PAB minutes on re-zoning items. The City Attorney stated that Council could consider the PAB minutes, however, Council would not be allowed to interact with members of the PAB.

**Item 10/First reading of an ordinance/Change in Text Petition/Fifth Avenue South Special Overlay District:** The definition of "awning" was discussed.

**Item 13/Second Reading of an ordinance/annexation/900 Goodlette Road:** Mayor Muenzer asked that staff provide a map to show exactly the piece of property being referred to in item thirteen. For the record the Mayor stated that the annexation of Item 13 had nothing to do with a second Gordon River bridge. Community Development Director McKim commented that the final step in the overall process of annexing would be to amend the City boundaries and that staff was in the process of preparing that ordinance.

**Item 25/Issue a purchase order for a 7-passenger van, to be used primarily by the Recycling Coordinator:** Further clarification will be provided.

**Item 28/Authorization to reimburse Joe Herms \$3,094.10 for defense of ethics complaint:** The City Attorney commented that this item would need to be done by resolution and Council would need to determine whether the defense was necessary and if the fees were reasonable. Therefore, this item should be on the regular, rather than the consent, agenda.

**Item 29/Purchase of sound reinforcement system for Council Chamber:** Funds would come from the Contingency Fund in the amount of \$7,400.00. This was the recommendation from Scientific Sound Systems, Inc. to solve the sound system problem.

Dr. Woodruff stated that he would not be at the February 1, 1995, City Council Meeting because of a court ordered mediation and that Assistant City Manager Kevin Rambosk would be sitting in the City Manager's chair.

### ITEM 6

#### DISCUSSION OF PUBLIC INPUT MEETINGS CONCERNING THE SECOND GORDON RIVER BRIDGE

Council Member Pennington commented that he had attended the meeting at the Depot concerning the second Gordon River Bridge. He stated that there were many questions and concerns regarding that issue and that perhaps it would be in the City's best interest to hold public meetings to address these.

## **City Council Workshop Meeting - January 30, 1995**

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Mayor Muenzer commended Mr. Pennington and Mr. Korest for volunteering to answer questions at the MPO (Metropolitan Planning Organization) meeting, since they were members. The Mayor expressed that perhaps they could also arrange for three or four meetings through the President's Council to take care of both items at once (the second Gordon River Bridge and the public safety issue).

Council Member Tarrant expressed objection to this since, in his opinion, they would only be presenting one side. He commented that there should be someone there to present the other side of the issue. Council Member Pennington stated his interest was to provide the facts, not a public debate, however, he would not be objectionable to that. Mayor Muenzer commented that if the bridge was to be discussed by debate, then the issues would need to be separated.

Mr. Pennington stated that there was one more public MPO meeting scheduled. The Mayor asked Mr. Pennington to present to Council the results of that meeting, whether MPO was going to do something as a group or whether that group would want Mr. Pennington and Mr. Korest, as the City's representatives, to hold a meeting.

### **CORRESPONDENCE AND COMMUNICATION**

Dr. Woodruff commented that he had been notified by the County Manager's Office that since they had no items to present there would not be a City/County Meeting on February 8, 1995; it would be postponed until March.

Mayor Muenzer advised Council that Colony Cablevision had sent a letter to their customers which was causing confusion. He requested the Assistant City Manager to contact Mr. Fuchs of Colony Cablevision to get a clarification of this and perhaps invite him to the Workshop on Monday, depending on Mr. Rambosk's findings.

Mr. Korest commented on a memo that Dr. Woodruff had distributed regarding the State Work Program which was part of the DOT (Department of Transportation). He stated that, in his opinion, the money should be given to the City so that the project would be done to City specifications and standards. Comment was made by Dr. Woodruff that if the money was turned over to the City, instead of the at Federal and State level, the City would be able to expand the number of linear feet of sidewalk by over 50%.

Council Member Prolman commented that she wanted to make sure the information on Cambier Park was available for the Council Meeting on Wednesday. This was in regard to the City's seasonal rental breakdown in the different counties.

Council Member Pennington requested that there be a comparison diagram of Cambier Park showing the present configuration.

## **City Council Workshop Meeting - January 30, 1995**

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Mr. Pennington stated the concerns he had on the Pelican Bay annexation and encouraged the Council to be factual in their information, no matter in whose favor the facts might fall.

**ADJOURN: 12:50 p.m.**

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**Paul W. Muenzer, Mayor**

Janet Cason  
City Clerk

Marilyn McCord  
Deputy City Clerk

These minutes of the Naples City Council Workshop approved on March 1, 1995.



### Index

#### City Council Workshop Meeting January 30, 1995

Convened 9:00 a.m. / Adjourned 12:50 p.m.

<b>ADJOURN</b> .....	8
<b>COASTLAND MALL UPDATE</b> .....	2
<b>CORRESPONDENCE AND COMMUNICATION</b> .....	7
<b>DISCUSSION OF PUBLIC INPUT MEETINGS CONCERNING THE SECOND GORDON RIVER BRIDGE</b> .....	6
<b>ITEMS TO BE ADDED</b> .....	2
<b>PUBLIC INPUT MEETINGS</b>	
Concerning the second Gordon River Bridge.....	6
<b>PUBLIC SAFETY UPDATE</b> .....	3
<b>REVIEW OF AGENDA ITEMS</b>	
February 1, 1995, Regular Meeting .....	5
<b>REVIEW OF AGENDA ITEMS FOR FEBRUARY 1, 1995, REGULAR MEETING</b> .....	5
<b>ROLL CALL</b> .....	1
<b>UPDATE ON COASTLAND MALL</b> .....	2