



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - January 24, 1994 - 9:00 a.m.

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

ITEM 1

Present:

Paul W. Muenzer, Mayor
Fred L. Sullivan, Vice Mayor (arrived 10:15 a.m.)

Council Members:

Kim Anderson (left 12:15 p.m.)
R. Joseph Herms (arrived 10:40 a.m.)
Alan R. Korest (left 12:15 p.m.)
Ronald M. Pennington
Peter H. Van Arsdale

Also Present:

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Dan Mercer, Utilities Director
Mark Thornton, Comm. Services Director
Dr. Jon Staiger, Natural Res. Manager
Mary Kay McShane, Human Res. Director
Richard Gatti, Engineering Manager
George Henderson, Sergeant-at-Arms
Tara Norman, Deputy City Clerk
Marilyn McCord, Deputy City Clerk

Jack Conroy
Tom Taylor, Hole-Montes & Assoc.
Rob Benson, Hole-Montes & Assoc.
Ron Vincent, Hole-Montes & Assoc.

Community Services Advisory Board:

David Rice
Robert Rier
Bruce Green
Phil DePasquale
George Dondaville
Jill Stephen

News Media:

Amy Chodroff, WNOG
Eric Staats, Naples Daily News

Other interested citizens and visitors.

ITEM 2

ITEMS TO BE ADDED

Mayor Muenzer announced that requests had been received for presentation/discussion of the following items:

Report on contract negotiations with American Federation of State, County & Municipal Employees (AFSCME) - Mary Kay McShane, Human Resources Director

Update on preliminary lease negotiations for proposed arts centers in Cambier Park - Jack Conroy, Community Redevelopment Advisory Board

Development Code amendment with reference to approval of subdivisions - Council Member Korest

Council Member Korest explained that the City's Development Code currently contains a provision that new subdivisions in the City must also be approved by the Collier County Commission. **He recommended that an ordinance amendment be prepared for first reading in February.** City Attorney Chiaro pointed out that while it was not unlawful for the Council and County Commission to have such an arrangement, the requirement could not automatically be dropped as part of the recodification process now underway. It must be corrected by a separate ordinance. Other similar issues will in the future be presented to the Council in memo form by the City Attorney as the recodification process continues.

ITEM 3

ANNUAL REPORT OF THE COMMUNITY SERVICES BOARD.

Robert Rier, Chairman of the Community Services Advisory Board, presented the group's annual report, a copy of which is contained in the file for this meeting in the City Clerk's Office. Mr. Rier recognized David Rice and Jill Stephen, the incoming Chairman and Vice Chairman, respectively, as well as other members of the Community Services Advisory Board present at the meeting.

Mr. Rier highlighted such areas as the successful privatization of the concession stand at

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Lowdermilk Park which had gone from a \$22,000 loss to a \$18,000 profit. There was also a substantial increase in income from the tennis program and a modest increase in revenues from the Fishing Pier. Mr. Rier called the City Dock the "crown jewel" of the City's recreational operations and praised Dockmaster Nick Long for what he termed a "remarkable turnaround." A net profit of \$57,716 was realized in the past fiscal year at the City Dock. Mr. Rier then called Council's attention to the utilization analysis which had been provided in the Board's report. Overall, 62% of City recreational facilities are used by residents of Collier County. The men's softball program, however, shows 92% County resident participation, although on programs of this type it was often necessary to accept a less than even ratio in order to make them available to City residents. In conclusion, Mr. Rier pointed out the need for a comprehensive effort to maintain parks and other City facilities and that budget items would be proposed in future years for this purpose.

Incoming Chairman David Rice then reviewed programs he intended to implement during his tenure: monthly reports by various board members on particular facilities and six-month summary reports to the Council; review of recreational program offerings in light of City/County use ratios; and review of cost/revenue relationships to discover opportunities for further enterprise privatization. City Manager Woodruff said that the administration and Community Services Advisory Board had been working very successfully on other privatization issues such as tree trimming where bids were significantly below the City's cost of operation.

Various Council Members then expressed other areas where recreational usage study would be desirable and Mr. VanArsdale said that he would be willing to increase taxes if recreation programs were found to be under-funded.

Mr. Rice then expressed concern with reference to the proposal to place art centers in Cambier Park. Providing land to certain groups free of charge, the proposed height of the Naples Players facility, and whether the City would be able to fund the remainder of the park redesign were enumerated. Mr. Rice was assured that should redesign of the park be approved, the Council would identify funding sources. Mr. Rier also pointed out that the Board had been hearing concern from the community that the arts facilities would be exclusively under the control of those groups.

Mayor Muenzer introduced Jack Conroy of the Community Redevelopment Advisory Board who, he said, had been asked to prepare documents which could be executed as letters of intent with the Naples Art Association and Naples Players for placement of buildings in Cambier Park. Those same provisions could eventually be converted to a lease agreement. (Copies of these proposed letters of intent are contained in the file for this meeting in the City Clerk's Office.)

Mr. Conroy pointed out that nothing would be done in the Park without including the Community Services Advisory Board in the process. In conjunction with concerns about giving away land to specified groups, Mr. Conroy said he had discussed with MIA appraisers his feeling that, since deed

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restrictions prohibit use of the property for anything but a park, there was no actual market value. The appraisers concurred, he said. Mr. Conroy also noted, however, that market value was not social value. Each arts organization would receive the benefit of not having to seek properties elsewhere so, in exchange for that benefit, something would have to be given back to the City. In discussions with Naples Players, Mr. Conroy said, that organization had offered to provide the facility to community theater groups for nine weeks per year in increments of three weeks every three months. The Naples Art Association had indicated it would provide five months of secondary gallery space, one month per artist, and a unilateral offer for all artists to participate in shows in the main gallery. They will also offer studio and classroom space on a cost basis to artists and will promote lessons for those artists on a 30% fee. Sales of artists' work through the gallery is also done on a 30% fee basis compared to 50% in commercial galleries. However, the Art Association does not feel that it is in competition with commercial galleries and is supportive of artists who graduate to the commercial gallery level.

In further discussion, it was noted by Council Members Korest and Pennington that installation of cultural facilities in Cambier Park had been seen as a device to aid economic redevelopment in the Fifth Avenue South area. Nevertheless, Messrs Rier and Rice sought direction from the Council as to how the Community Services Advisory Board could be of service in consideration of placement of these facilities. Mayor Muenzer asked Council Members to individually provide their comments on the letter of intent to Mr. Conroy and indicated that the members of the Community Services Advisory Board would then have an opportunity to do likewise. The Board was asked to operate under the premise that the facilities would be located in Cambier Park.

BREAK: 10:50 A.M. to 11:00 a.m

ITEM 4

CONSENT ORDER UPDATE - WATER REUSE.

Utilities Director Dan Mercer provided a brief overview of the work accomplished by Hole-Montes to date and introduced Tom Taylor of Hole-Montes who reviewed a schedule of workshops which will be held to update the City Council as the project commences (Attachment 1). Ron Vincent, a colleague of Mr. Taylor's, then reviewed with the Council a comparison of effluent disposal alternatives (Attachment 2). Financial impacts of the alternatives had yet to be determined, however, he said.

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First reviewed was Option A, Citywide Reuse System, which showed a high rating on all categories of the disposal alternatives chart: cost, lost revenue from potable water system, most water conservation achieved, and most likely to be permitted.

NOTE: At 11:20 a.m., Deputy City Clerk Marilyn McCord relieved Deputy City Clerk Tara Norman as recording secretary.

Option B, Optimized Discharge, was reviewed next. This option would optimize State regulations and is less expensive than Option A. Mr. Mercer said that he would recommend a combination of Options A and B. He told Council that rates have not yet been discussed, noting, "We have to look at our rate structure for water, sewer, and reuse. We have commitments for our revenues and expenditures."

Option C, Advanced Wastewater Treatment, and Option D, Advanced Wastewater Treatment with Reuse, were discussed. Option D would be more likely than Option C to be permitted, since C results in a low amount of water conservation. Option E, Two Deep Wells, is lower in cost but also low in conservation and the chance of being permitted. The State of Florida has in the past often labeled this option as a "last ditch effort."

Option F, One Deep Well with Reuse, and Option G., One Deep Well with Reuse and Connection to the County's System, were reviewed. It was noted that perhaps the City and County can work together. If the two systems were connected, the City could use one of the County wells for backup and vice versa. The problem with Option G, said Dr. Woodruff, was that the City is working with a March 16, 1994, deadline to adopt and implement a program.

Option H, Irrigation of City Owned Rural Property, would require the purchase of approximately 1,000 acres of land. In order to percolate naturally, water must be discharged in upland areas.

Council Member Pennington pointed out that the higher cost options tended to have higher conservation ratings.

City Manager Woodruff told Council that staff would bring some reuse water samples to a future Council meeting and would also run some profiles. Mr. Taylor of Hole-Montes reminded Council that the permit for this project will be a five year permit. He emphasized the fact that the State encourages the use of reuse water for conservation reasons. Mr. Taylor assured Council that the program to be submitted on March 16th can be amended as various alternatives develop. Ongoing operating costs will be added to the Hole-Montes study. Dr. Woodruff announced that Hole-Montes was on schedule.

Council discussed costs of the various options. Dr. Woodruff said that staff had discussed the

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possibility of amending the Comprehensive Development Code so that if a new development was

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built, it would be required to have a reuse system already installed, as a condition of obtaining water and sewer service.

Mayor Muenzer suggested having a separate Workshop on this issue in order to educate the new Council, after the February 1st election.

UPDATE - A.F.S.C.M.E. (AMERICAN FEDERATION OF STATE, COUNTY, & MUNICIPAL EMPLOYEES) CONTRACT

Human Resources Director Mary Kay McShane informed Council of current developments occurring with the bargaining unit, which consists of approximately 260 employees. She noted that it is important to be consistent with the non-bargaining employees. Language in the union contract is very specific, designating a 3% increase. Language relative to the performance part of the increase was left fairly general. Ms. McShane noted that because the City had budget constraints at the time of the last union negotiations, that language was used in order to partially implement a bonus program. It was suggested that a 3% increase be added as general increase and 2% bonus pool based on performance.

Ms. McShane reported that she has been in contact with the City's labor attorney, Peter Hurtgen, who recommended part of the bonus pool be applied toward base salary. Dr. Woodruff commented, "Please understand that what we wanted to do was to implement the cost of living. Anything beyond that would be a bonus...so none of that went on the base." Ms. McShane told Council, "I would hope we'd be consistent with the non-bargaining group; they work side by side with the bargaining employees." She said that the bonus pool system works best with a large group.

Finance Director Bill Harrison said that a Council Workshop should be held prior to the A.S.C.M.E. and the Police union negotiations. Council Member Pennington commented, "I view this as a year in which we have to come to grips about a lot of things, including compensation for employees." It was the consensus of Council to add 1% to base salaries and 1% to the bonus pool. This will result in consistency for the bargaining and non-bargaining employees.

City Manager Woodruff announced that results of a straw ballot for a central sewer system to be installed in the Seagate area showed 40 in favor and 23 opposed. With respect to curbing, two streets were clearly in favor and the other two streets approximately 50/50. Water samples taken from the Seagate area showed the same results as the last time samples were taken. During February, staff will ask for Council direction on whether or not to proceed with this project.

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ADJOURN: 12:55 p.m.

PAUL W. MUENZER, MAYOR

Janet Cason
City Clerk

Tara A. Norman
Deputy City Clerk

Marilyn McCord
Deputy City Clerk

These minutes of the Naples City Council were approved on February 16, 1994.



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Convened 9:00 a.m. / Adjourned 12:55 pm

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