



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - May 2, 1994 - 9:00 a.m.

Vice Mayor Korest called the meeting to order and presided.

ROLL CALL

ITEM 1

Present: Paul W. Muenzer, Mayor (arrived 10:25 a.m.)
Alan R. Korest, Vice Mayor

Council Members:
Ronald M. Pennington
Marjorie Prolman
Fred L. Sullivan
Fred Tarrant

Absent: Peter H. Van Arsdale, Council Member

Also Present:

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Mark Thornton, Comm. Services Director
Terry Fedelem, C.S. Operations Supt.
Rebecca Couchman, Recycling Coord.
John Cole, Chief Planner
George Henderson, Sergeant-at-Arms
Tara Norman, Deputy City Clerk

Werner Haardt
Charles Andrews
Christian Andrea
Burton Marks
Art Jacob
Kim Kobza

News Media:

Eric Staats, Naples Daily News

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ITEM 2

ITEMS TO BE ADDED

None.

ITEM 3

ON-STREET PARKING ON SIXTH AVENUE SOUTH

The following individuals appeared with reference to this item: Attorney Kim Kobza; Christian Andrea, Smallwood Design Group; Burton Marks, general partner, Tin City; and Art Jacob, general manager, Tin City.

City Manager Woodruff explained that the City staff had been meeting with representatives of Tin City to review a proposal to improve landscaping, parking and pedestrian access at this waterfront shopping complex at the eastern end of Sixth Avenue South. Being presented was a conceptual plan which recognized and improved the use of right-of-way parking. Attorney Kim Kobza also explained that Tin City and the nearby Dockside Boardwalk shopping complex had taken the initiative to address the above enumerated issues. Other property owners in the area had been included in process and conceptual agreement had been obtained from each.

Burton Marks, whose company has owned Tin City for approximately ten years, reviewed the center's economic contribution to the community and the fact that 300 to 400 people are employed there. The City, he said, has come to recognize the importance of such areas.

Christian Andrea then reviewed drawings which showed traffic and pedestrian circulation patterns and as well as proposed landscape, parking, lighting and signage improvements. He pointed out that the public, through usage, had indicated that angled right-of-way parking was preferred and the conceptual plan calls for continuation of that usage in most of the area surrounding Tin City and Dockside Boardwalk. The only exception is the area adjacent to the First Union Bank building. Right-of-way parking surface could be compacted shell or a sub-base topped with grass and designed for effective drainage. Other features of the plan included replacing a two foot high chain link fence on the south side of Sixth Avenue with a fence made of pilings and rope to carry out the nautical theme which would be used to unify the entire area. Lighting and signage would also adhere to this theme.

Dr. Woodruff then reviewed points of access to Tin City from Goodlette Road and U.S. 41, noting that the new plan would encourage motorists to use 11th or Tenth Streets for access. It had been suggested to the Florida Department of Transportation (FDOT) that 12th Avenue, which directly borders Tin City, be converted to one-way. FDOT had, however, rejected the proposal. With reference to the angled parking concept, Dr. Woodruff also pointed out that based on recommendations of planner Andres Duany, the City had begun to look favorably on angled parking and had begun to implement it in such areas as Park Street.

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In further discussion with Council Members it was determined that with angled parking, a total of 270 spaces would be available to Tin City patrons. As a part owner in the off-site parking lot on Sixth Avenue and 11th Street, Tin City has provided sufficient parking to meet code requirements without calculating the right-of-way spaces. Stormwater management is also being reviewed as part of the proposed plan and infiltration trenches are being considered. Funding under consideration includes materials being supplied by the business interests and manpower and equipment supplied by the City. Tin City and the surrounding businesses are not part of the Community Redevelopment Area. No residential properties would be impacted by the proposed improvements, the nearest being a condominium complex approximately 3/4 of a block away.

More detailed plans and funding options will be prepared and presented to the Council for further review.

Break: 9:46 a.m. to 9:55 a.m. It is noted for the record that the same members of Council were present when the meeting reconvened.

ITEM 4

SOLID WASTE AND HORTICULTURAL ALTERNATIVES AND LAND ACQUISITION

City Manager Woodruff explained that discussions with reference to the City acquiring additional land adjacent to the Public Works complex on Goodlette Road had been initiated by John Pulling, owner of the parcel and adjoining property. No final proposal had been drafted, but the issue was being introduced to the City Council at this time because land acquisition costs would necessarily be a part of the upcoming budget process to begin in July. Dr. Woodruff also explained that in order to achieve needed space for Public Works operations, the City would be faced with either acquiring land adjacent to the present site or moving the entire operation elsewhere. The City has enjoyed a very positive relationship with Mr. Pulling, who has allowed the City to use his property when the need arose, include storage of debris from the Hurricane Andrew cleanup effort, Dr. Woodruff said.

The site would provide approximately eight acres of usable space taking into consideration a mangrove area of approximately one acre which could not be disturbed. The property would be available on a five year payment program and could be funded without increasing fees to consumers. (A projected payment schedule is incorporated as Attachment 1.) At this juncture, Dr. Woodruff said, the staff was asking Council's concurrence to expend funds for a City appraisal of the land so that negotiations with Mr. Pulling could continue.

Community Services Director Mark Thornton explained that currently Kenetech Corporation is conducting a chipping operation at the Public Works site; more area would allow the company to also operate a horticultural landfill. In addition, there would be sufficient property to allow the City to in the future install a transfer site for commercial and residential refuse operations to reduce daily transportation costs to the County landfill.

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Based on this discussion, the staff will pursue an appraisal of this property.

Also as part of this item, Community Services Director Thornton and Recycling Coordinator Rebecca Couchman reviewed a proposed solution to a problem experienced with collection of finely chopped, loose clippings such as grass and leaves. Because bags containing these clippings could not be introduced into the landfill, crews had been required to revisit each route to collect bagged clippings separately. Residents, therefore, are now prohibited from bagging clippings causing other difficulties such as blowing debris, and requiring extra time for crews to rake materials not picked up by the machinery.

Ms. Couchman explained that residents could again bag clippings, however, if the "Toter" brand recycling containers currently in inventory were employed in conjunction with the horticultural collection equipment. With a container lifting apparatus on each truck the operator could empty clippings from bags into the container and dump them into the truck. The bag could then be discarded in a separate container away from the horticultural landfill material. Total cost to equip trucks with lift mechanisms is \$21,500.

It is noted for the record that Mayor Muenzer arrived at the meeting at 10:25 a.m. and presided for the remainder of the session. Mayor Muenzer indicated that he had had a speaking engagement at the state finance officers' convention on Marco Island.

After further discussion it was determined that the issue of alternatives for collection of clippings would be discussed at the upcoming Presidents Council meeting where the proposal could be introduced to the presidents of property owner associations within the City and their input requested on possible alternative methods.

ITEM 5 DISCUSSION OF ITEMS ON MAY 4, 1994, SPECIAL MEETING AGENDA - ADOPTION OF REDEVELOPMENT PLAN.

Mayor Muenzer indicated that in an effort to reserve the May 4th and 18th special Council meetings for public input, Council Members were now being asked for suggested changes in the proposed redevelopment plan.

Council Member Tarrant said that he had serious concerns with reference to various elements including the speed with which the program is moving, the size of the program, and misinformation which he said was being disseminated to the public regarding funding. There is nothing in the program, he said, which could not be accomplished without an independent Community Redevelopment Agency. In addition, he said that he had learned that very little funding would be derived from tax increment financing (TIF) but would come from the City's capital improvement

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program and general fund.

Council Member Pennington asked Mr. Tarrant to identify instances when misinformation had occurred. Mr. Pennington suggested that there may have been some confusion between the Fifth Avenue overlay district and proposals for the redevelopment district. He also pointed out that the only funding which would come from sources other than TIF would be for items which had already been scheduled for the redevelopment district under other programs.

Mr. Tarrant, however, indicated that further review of the record of various meetings, such as those with planner Andres Duany, the Community Redevelopment Agency (CRA) and Community Redevelopment Agency Advisory Board (CRAAB), would in fact show instances when misinformation was disseminated. He also said that members of the City's own staff had indicated that, in their view, the redevelopment program was complicated and disjointed.

The following amendments to the redevelopment plan were noted:

Council Member Prolman: Eliminate the word "although" from the last sentence on Page 31 with reference to building heights.

Council Member Korest: Include in "Environmental Objective" language on Page 11 the requirement that design work be coordinated with "safety through environmental protection" concepts.

Mayor Muenzer: Remove references to study of a roundabout at the Four Corners (Page 39) and remove specific reference to Tenth Street regarding flooding and storm water management shown on Page 46. (Mayor Muenzer also requested that a specific location be removed from references to the residential areas north of Naples Community Hospital.)

Mr. Tarrant asked whether the CRA has the power of eminent domain and the power to borrow money or issue bonds. City Attorney Chiaro stated that the CRA cannot exercise eminent domain without the approval of the Council, although the redevelopment plan may anticipate acquisition of property. The CRA would likewise be required to obtain Council approval in order to borrow money or issue bonds.

ITEM 6

REVIEW OF AGENDA ITEMS FOR THE MAY 4, 1994, REGULAR MEETING

The following requests for information/corrections were noted with reference to items on the May 4th agenda:

Item 6 (shopping center size) - Council Member Pennington proposed a revision of the ordinance dealing with shopping center regulations. This revision is contained in the file for

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this meeting in the City Clerk's Office.

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Item 10 (City Clerk reporting) - Council Member Pennington will have on hand at the May 4th regular meeting the results of an April 1993 survey showing City Clerk reporting responsibilities in various cities. City Attorney Chiaro clarified for Council Member Tarrant that the City Council in 1977 had believed through amending the Charter by ordinance the position of City Clerk could be changed to reporting to the City Manager. However, this was not a valid procedure to make this change, so the Clerk currently reports to the City Council until the issue is decided by referendum.

Item 11 - (minutes) Council Member Sullivan requested correction of a typographical error at the bottom of Page 12 in the April 20, 1994, minutes and Council Member Prolman requested that reference to a letter received from the Fifth Avenue Merchants Association regarding building heights be incorporated in her proposed motion on Page 7 of the April 6, 1994, minutes.

Item 13 - (raw water feasibility study) Council Member Pennington noted the need to correct the 2004 date in the "background" section of the staff memo and Vice Mayor Korest asked staff to determine whether groundwater flow modeling was included in the Hartman & Associates contract specifications.

Item 15 - (pipe fittings/accessories) Council Member Sullivan requested information on the inventory control system used.

Item 16 - (water pumps) Council Member Sullivan requested data on the condition of individual submersible water pumps to be replaced, how long they have been in poor condition and what type of routine maintenance is performed.

Item 17 - (utility vehicles) This item will be removed from the agenda in response to an inquiry from Vice Mayor Korest so that the vehicles can be rebid to include dual airbag options and information provided to Council on how the presence of airbags affect insurance rates.

Item 18 - (Police motorcycles) As requested by Council Member Pennington, information will be provided to the Council with reference to the mileage on these units.

CORRESPONDENCE and COMMUNICATIONS:

City Manager Woodruff reported on a current investigation regarding a chlorine cylinder valve malfunction which caused hospitalization of a water plant worker. At no time, however, was the public in danger from this incident, he explained.

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ADJOURN: 11:45 a.m.

Paul W. Muenzer, Mayor

Janet Cason
City Clerk

Tara A. Norman
Deputy City Clerk

These minutes of Naples City Council approved on May 18, 1994.

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Convened 9:00 a.m. / Adjourned 11:45 a.m.

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