



City Council Chamber  
735 Eighth Street South  
Naples, Florida 33940

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**City Council Workshop Meeting - June 13, 1994 - 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, Assistant City Manager  
Russell Camire, PC Network Coordinator  
Richard Gatti, Engineering Manager  
Missy McKim, Comm. Dev Director  
John Cole, Planner I  
Dr. Jon Staiger, Natural Resources Mgr.  
William Harrison, Finance Director  
Paul Reble, Police Chief  
Noah Standifer, PD Plng. & Res. Supv.  
George Henderson, Sergeant-at-Arms  
Tara Norman, Deputy City Clerk  
Marilyn McCord, Deputy City Clerk

Naples Airport Authority:  
Edwin Putzell  
Ted Soliday

Naples Depot:  
James Weigel  
Walter Swartz

Moorings Country Club:  
George Miller

Carver Finance:  
C. Lodge McKee  
Johnny Cannon

National Housing Partnership:  
John Norris

See Supplemental Attendance List  
(Attachment 1)

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### ITEM 2

#### ITEMS TO BE ADDED

8. Discussion of Carver Site sale. *(Requested by Carver Finance, Inc.)* 11:00 a.m.

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### ITEM 3

#### INTERVIEWS WITH CANDIDATES FOR BOARD OF APPEALS

Incumbent Harold Scarlett and applicant Falconer Jones, III, were interviewed. **It was the consensus of Council that Mr. Scarlett be reappointed to the Board of Appeals and that Mr. Jones, based on his consent, would be appointed to the Code Enforcement Board.** City Attorney Chiaro will prepare the necessary resolution.

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### ITEM 4

#### JOINT EXCHANGE OF IDEAS WITH AIRPORT AUTHORITY

Appearing on behalf of the Naples Airport Authority (NAA) were Vice Chairman Edwin Putzell and Executive Director Ted Soliday.

Messrs Putzell and Soliday indicated that NAA would in the near future be requesting funding from the federal government for operation of the airport control tower. Annual cost is \$237,000. **It was determined that the City Council would pass a resolution lending its support to this effort.**

Other items discussed included review of the current T-hangar project. Ground breaking will occur in approximately two weeks for 13 additional hangars with 42 more planned, pending state shared funding approval. Mr. Putzell indicated that under Mr. Soliday's management, many pending projects had been revived and new projects added; the NAA board was also continuing to discuss means of NAA sharing revenues with the City from non-airport functions.

The NAA is planning an update of its master plan pending confirmation of federal funding which is expected by early 1995. The master plan study should then be completed by October, 1995.

Mr. Soliday indicated that the NAA was moving toward instituting a passenger facility charge of \$3.00 per passenger departure. This type of charge is customary at most airports and funds derived from it would enable NAA to provide a lift to aid handicapped passengers in boarding small aircraft as well as expansion of the terminal apron area. Council Members VanArsdale and Korest, however, pointed out that such a charge could also have negative impacts on passenger relations as well as relations with airlines serving Naples.

Mayor Muenzer asked whether NAA had remained up to date on routes for the proposed second Gordon River crossing so that all issues relating to its impact upon the airport could be taken into consideration. Mr. Soliday indicated that he maintains close contact with the CH2M Hill engineering firm doing the feasibility study.

Council Member Tarrant asked for information regarding drug interdiction activities on the airport property by law enforcement and whether NAA employees underwent drug testing. Mr. Soliday indicated that NAA cooperated fully with all law enforcement agencies and that because NAA was a

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drug-free workplace, random drug testing does take place. It is, however, not known whether security guards provided a private company undergo testing. Mr. Soliday said that he would provide additional information in this regard.

Aircraft fueling was also discussed and it was noted that trucks and tanks are tested daily and that all federal requirements are strictly adhered to. Self-fueling of private aircraft is allowed only by special permit and with assurances that the individuals handling fuel are properly trained.

**Break: 10:10 a.m. to 10:20 a.m. It is noted for the record that the same members of Council were present when the meeting reconvened.**

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### **ITEM 5**

#### **REQUEST FOR NOON WHISTLE AT NAPLES DEPOT.**

Naples Depot President James Weigel and Director Walter Swartz appeared on behalf of this item. Community Development Director McKim explained that while the City does not regulate such installations but that the Depot was seeking Council's blessing. The whistle is part of the Depot's efforts to be identified as part of the downtown area and to enhance redevelopment, she said.

Mr. Weigel indicated that the Depot board of directors had been considering the whistle for some time and that it was felt that it would underscore the facility's historic significance and provide a feeling of nostalgia. Other enhancements and improvements at the Depot are also planned.

Mr. Swartz explained that the type whistle being sought is a "Pennsylvania K-4" which has a pleasing tone. This whistle is prized by collectors and may be difficult to find, however. If not available, a whistle with similar characteristics will be chosen and funded by private donations. The whistle will be mounted on the building roof on the southeast corner to elevate it as much as possible not only to project the sound but to minimize impact upon those nearest the whistle. In response to Council Member Pennington, Mr. Swartz indicated that the whistle could be made available as a civil defense warning device.

**Council indicated its concurrence with installation of the whistle.**

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### **ITEM 6**

#### **MOORINGS COUNTRY CLUB STORMWATER DRAINAGE.**

Assistant City Manager Rambosk explained that following implementation of stormwater fees by the City, questions arose as to the ownership of the self-contained stormwater system on the Moorings Country Club (MCC) property. Through research, it was determined that the City had funded a portion of the system and that it had been used to drain such areas as Harbor Drive and Wedge Drive. If a replacement system could be implemented by the City, costs were estimated at approximately \$225,000. Natural Resources Manager Jon Staiger pointed out, that the current MCC system is environmentally sound, and because of its ability to settle and absorb pollutants such as fertilizer, is much more advantageous than routing stormwater to the nearest alternative destination, Moorings Bay.

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Mr. Rambosk, therefore, recommended that the staff develop for Council's approval an agreement with MCC to continue to utilize the present drainage system and to obtain the necessary easements on the property for the City to service the system. Costs would be divided equally between the City and MCC, including approximately \$10,000 for the City's share of recent improvements made to the system by MCC.

**It was the consensus of Council that the above agreement and easements be drafted.**

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### ITEM 9

#### **CARVER SITE SALE AND LEASE TRANSFER**

City Attorney Chiaro explained that G.W. Carver, Ltd., is requesting assignment of its land lease to MV Carver Limited Partnership in conjunction with sale of the project. While the consent of the City is not necessary, the purchasers wish to be assured that local government is aware of the status of affordable housing sites in its jurisdiction. In 1980 the City leased the property to Carver Finance, Inc., a non-profit Florida corporation, under a federal program no longer in existence and Carver Finance is now being requested to consent to assignment of the lease. Carver Finance meets annually to review the financial statements of the operators of the parcel and to assure that the operation is beneficial to its residents. Management of the complex, however, will remain the same and the sale is subject to approval of both the mortgage holder and the U.S. Department of Housing and Urban Development. The new owner intends to fund various improvements to the property. Ms. Chiaro said that although she is not the attorney for Carver Finance, with Council's concurrence, she could provide legal advise in this regard if the Council deems it beneficial to the citizens of Naples.

C. Lodge McKee, current chairman of the three-member Carver Finance board, pointed out that articles of incorporation do not specifically outline duties and responsibilities of the group; however, the City Attorney's office had acted as liaison and, until approximately five years ago, Carver Finance held its annual meetings in the City Attorney's office. The articles of incorporation do encourage provision of decent, safe and sanitary housing by financing a project approved by the City of Naples, Mr. McKee pointed out. Ms. Chiaro, he said, had made the interpretation that the City Attorney did not represent Carver Finance and without a budget or staff, therefore, the group was seeking Council's guidance. If legal representation and other staff services such as meeting minutes were not provided by the City, Mr. McKee pointed out, funding would be required for Carver Finance to supply its own.

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**It is noted for the record that Deputy City Clerk Tara Norman acted as recording secretary for the preceding portion of the meeting and that Deputy City Clerk Marilyn McCord acted as recording secretary from this portion of the meeting (11:28 a.m.) until 12:35 p.m.**

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Mr. John Norris, Vice President of Mt. Vernon Financial Corp., told Council that the new owners would be renovating the interiors of the units. Exterior improvements will be made where necessary, although any substantial rehabilitation is not planned. Mayor Muenzer and Mr. Cannon

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asked about buffers along Fifth Avenue and Tenth Street. Ms. Golden and Engineering Manager Gatti will investigate the installation of buffers.

In reply to Council Member Tarrant, Mr. Norris said that his was a for-profit company and owns 23 properties similar to Carver throughout the country. To qualify for tax credits, the owners must do at least \$3,000.00 worth of improvements per unit. Mr. Norris assured Council that any rent increases would be taken care of by Section 8 subsidies, not by the residents. Mr. Tarrant stated that he wanted the City staff and City Attorney to help the facility in any way.

City Attorney Chiaro proposed that she provide legal advice to the Carver Finance Board for this transaction. However, she said that the corporation documents should be handled by separate counsel. It is appropriate, said Ms. Chiaro, that staff provide assistance with minutes, financial audit, etc. Council Member Pennington suggested that formal action be taken regarding staff assistance so that it will not become a problem in the future. The City Attorney will draft a resolution, for placement on the June 15th agenda. Language will be included in that resolution to provide for an annual review. Mr. McKee announced that everyone is willing to continue serving on the Board provided that staff support is available.

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**Break: 11:50 a.m. to 11:55 a.m. It is noted for the record that the same members of Council were present when the meeting reconvened.**

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### **ITEM 7**

#### **CITY-WIDE COMPUTERIZATION PLAN UPDATE.**

Assistant City Manager Kevin Rambosk and PC Network Coordinator Russ Camire reviewed the computer conceptual plan. Mr. Rambosk summarized the objectives, noting that one of staff's first projects was to form the Computer Steering Committee. Mr. Camire pointed out that all of the computer improvements were recommended in the Efficiency Committee's Report.

Mr. Camire reviewed the importance of maintaining an open system, which removes the City's dependency on any one company. Staff plans to manage the network from a central location. The data bases will be consolidated, allowing for automatic changes to all the various systems. Mr. Camire told Council that the system existing in City Hall is as fast as any he had ever seen. Staff has progressed considerably toward simplifying the system.

On June 16th, RFP's (Requests for Proposals) will open; after Council's July break staff will report on the results. A fibre optic connection will be a part of the system as well, enabling the Police and Utilities Departments to be networked with City Hall. The planned finance management system will be useful to all departments. Mr. Camire assured Council that security is of utmost concern. Some data, such as Police Department information, can be isolated even further. Mr. Camire, replying to Council Member Tarrant, said that the new system will make it much easier for citizens who want to research information. Mr. Rambosk explained that an area in City Hall will be designated for citizens' use so that anyone can access the system.

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Mr. Rambosk went on to describe the document retrieval system. The Computer Steering Committee reviewed the programs submitted by 100 vendors. Through a technical and needs assessment, the vendors were narrowed to 15, then to three. Mr. Rambosk told Council that studies being done today in the computer field almost mirror the Committee's research.

A demonstration of a sample system was given by Mr. Camire. The system has three levels; the imaging system is first. For demonstration purposes, Police Department records were put into the system. The system allows the operator to attach sound and video. Mr. Rambosk noted that one management goal was to have agenda packets in laptop computers for each Council Member to take home. It is possible to install tapes of meetings so that audio is available. Inherent security exists on the system so that the text of documents cannot be altered. Mr. Camire demonstrated the audio capability of the system.

An average scanner can take 20 pages of text per minute. Hundreds of pages can be loaded at one time, freeing the operator's time spent. As a point of interest, Mr. Rambosk pointed out that Mr. Camire had input all of the City's ordinances in approximately one hour.

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**It is noted for the record that Deputy City Clerk Tara Norman acted as recording secretary from 12:35 p.m. until adjournment.**

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Assistant City Manager Rambosk explained that the plan proposed called for trial implementation of the system by the Police Department where program funding is already approved including installation at each work station and purchase of an optical disk jukebox. A fiber optic connection would eventually link the system to other City offices which would result in a savings of approximately \$25,000 over duplicating the entire system at City Hall. The expenditure for a document management system component for City Hall was estimated at \$30,000 and would be brought to Council for approval later in the summer. Mr. Rambosk also explained that all work on the conceptual plan had been done with City staff at a significant dollar savings.

**Council gave its concurrence with proceeding with the document management system proposed.**

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### **ITEM 8**

#### **REVIEW OF 6/15/95 REGULAR MEETING AGENDA**

##### **Item 6 - Waterfront Commercial District**

Chief Planner John Cole will verify wording on rear yard setbacks relative to properties which directly border the water and those which do not. Staff will review letters from Council Member VanArsdale and Attorney Kim Kobza on the subject.

##### **Item 7 - Affordable housing site lease**

The date of extension will be changed to July 1, 1994.

##### **Item 10 - Variance procedures**

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Chief Planner Cole provided a summary of variance petitions in 1993 and 1994 showing which could have been approved administratively under the proposed ordinance amendment. A copy of this material is contained in the file for this meeting in the City Clerk's office.

**Item 14 - Health plan third party administration**

This item will be removed from the consent agenda, if necessary.

**Item 15 - Appointment to Board of Appeals**

This item will be removed from the consent agenda and a companion resolution prepared by the City Attorney to effect an appointment to the Code Enforcement Board.

**Item 17 - Hole-In-The-Wall well site lease**

This item will be removed from the agenda for consideration at a subsequent meeting.

**Item 18 - Doctors Pass maintenance dredging**

Funding source listed in the resolution will be changed to Tourist Development Tax.

**Items to be added:**

21 - Authorization for staff assistance to Carver Finance, Inc.

*(Pursuant to Item 9 above)*

22 - Relocation of force main and reuse main on U.S. 41 at Naples Shopping Center

*(Requested by City Manager)*

23 - Transfer from water/sewer contingency

*(Requested by City Manager)*

24 - Interlocal agreement on Gordon River Greenway project

*(Requested by Community Development)*

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## CORRESPONDENCE & COMMUNICATION

City Manager Woodruff reported that he had been served with a subpoena relative to a grand jury investigation with reference to application of FEMA regulations at certain homes in the Port Royal area. Public records and documents are to be provided by June 30.

Mayor Muenzer indicated that a franchise application to provide Cable TV service had been received and was being copied for Council Members. Consideration will be scheduled following review of the City's ad hoc CATV committee.

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**ADJOURN**

1:28 p.m.

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Paul W. Muenzer, Mayor

Janet Cason  
City Clerk

Tara A. Norman  
Deputy City Clerk

Marilyn A. McCord  
Deputy City Clerk

These minutes of Naples City Council approved on July 20, 1994.



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Attachment 1  
6/13/94 Workshop

**Supplemental Attendance List**

Harold Scarlett  
Falconer Jones, III  
Robert Noble  
News  
Werner Haardt  
Robert Schroer  
Charles Andrews

**Media:**  
Amy Chadroff, WNOG  
Eric Staats, Naples Daily



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