



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Special Meeting – April 1, 1998, 8:30 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALLITEM 1

Present: Bill Barnett, Mayor
Bonnie R. MacKenzie, Vice Mayor

Council Members:
Fred Coyle – arrived at 8:31 a.m.
Joseph Herms
John Nocera
Fred Tarrant
Peter H. Van Arsdale – arrived at 8:32 a.m.

Also Present:

Dr. Richard Woodruff, City Manager
Kenneth Cuyler, City Attorney
Tara Norman, City Clerk
Virginia Neet, Deputy City Clerk
Molly Reed, Recording Specialist
Duncan Bolhover, Adm. Specialist
Missy McKim, Planning Director
Ron Lee, Senior Planner
Susan Golden, Planner
Cory Ewing, Planner
Richard Gatti, Development Services Dir.
Dr. Jon Staiger, Natural Resources Mgr.
Dan Mercer, Utilities Director
Bob Middleton, Utilities Operations Supt.
Keeth Kipp, Utilities/Solid Waste Coord.

Werner Haardt
Charles Andrews
Arlene Guckenberger
Other interested citizens and visitors

Media:

Marc Caputo, Naples Daily News
Dave Taylor, Media One

ITEMS TO BE ADDEDITEM 2

None.

.....ITEM 3

UPDATE ON BROAD AVENUE SOUTH POTABLE WATER PUMP STATION.

(Continued from March 30, 1998 Workshop Meeting) (8:32 a.m.)

City Manager Richard Woodruff reported that Port Royal had experienced low water pressure for nearly nine years and, therefore, several solutions had been explored. It had been determined that the most efficient and cost-effective solution was to install a pump station in the Aqualane Shores area in order to fill the water tanks more rapidly and thereby maintain water pressure. Utilities Director Dan Mercer advised that design work would follow Council's determination of the best location for the pump station. (A copy of Mr. Mercer's presentation material is included in the file for this meeting in the City Clerk's Office.) Two possible City-owned sites on Broad Avenue were noted: one at 7th Street South (Site 1) and the other at 9th Street South (Site 2). In terms of costs, Mr. Mercer clarified that the pump station would be the same regardless of location, however, the expense of relocating a water main to Site 2 would increase the cost by \$160,000. He explained that staff's recommendation for Site 1 was due to past complaints from residents in the vicinity of Site 2, arising from an earlier pump station installation as well as its lower price. Approximately 5 feet of the pump station would be below ground and the above-ground portion would be partially concealed by landscaping, Mr. Mercer explained. It was further clarified that the pump station size is 21' by 24' and requires a concrete apron to accommodate trucks; the apron is already in place at Site 2. Council Member Van Arsdale, however, questioned the advisability of establishing a new site since Site 2 is already used in this manner and, therefore, said he preferred spending extra funds in order to not disturb the area around Site 1.

Dr. Woodruff reviewed the background leading to an engineering study for solutions to low water pressure and explained to Council Member Herms that the cost to install water reuse lines was prohibitive and would also impair City water revenues.

It was the unanimous consensus of Council to install the pump station at Site 2, Broad Avenue and 9th Street South.

Council Member Herms requested confirmation that a new pump station would suffice during maximum water demand, and Utilities Operations Superintendent Bob Middleton explained that a hydraulic model had demonstrated that the proposed booster station would be satisfactory. Further, he reported that phase 2 would include installation of an additional pump station in Port Royal. Mr. Mercer confirmed that this is an approved Capital Improvement Project.

.....ITEM 4

DISCUSSION OF CONSERVATION GRANT APPLICATION PROCESS. *(Continued*

from March 30, 1998 Workshop Meeting) (8:49 a.m.)

Senior Planner Ron Lee explained that staff was requesting Council authorization to initiate discussions with the owner of the Fleischmann parcel at US41 and Fleischmann Boulevard in conjunction with submission of a grant application for the property. Mr. Lee then reviewed the results of the scoring matrix used to determine which of nine possible sites was best suited for the grant application; the Fleischmann property received the highest score with 200 points. He pointed out that this particular grant must be for land conservation and urban green space. Deadline for the grant application is April 27th.

Planner Lee stated that the grant requires matching funds, and City Manager Richard Woodruff explained that one method is to secure additional grants or foundation funds. Other options, he reported, included a low-interest loan from conservation groups or a revenue bond using the utility tax. The maximum sum the City would need to obtain in matching funds would be \$2 million; Dr. Woodruff recommended against borrowing.

Vice Mayor MacKenzie observed that the property located on the north side of Golden Gate Parkway consisted of 51 acres, noting that it would also be a desirable parcel to obtain via a grant.

Council Member Tarrant asked about funding sources since the 41-10 project would also require capital. Dr. Woodruff clarified that street resurfacing in the 41-10 area was already built into the City's road program and additional amenities such as street lighting and landscaping would be financed through special assessments. Mr. Tarrant, however, clarified his concern as being general, daily maintenance. While agreeing that priorities require balancing, Dr. Woodruff pointed out that submitting the application allows the City the option whether to accept the grant if offered. Council Member Herms observed that funds were available for both daily maintenance obligations as well as the grant application. Vice Mayor MacKenzie expressed her willingness to file grant applications for the land parcel and for matching funds.

Recess: 9:00 a.m. to 2:00 p.m. following the Regular Council Meeting. It is noted for the record that the same Council Members were present when the meeting reconvened.

Council Member Van Arsdale inquired regarding the use of the Fleischmann property, and Dr. Woodruff responded that it could remain open space or be used in a passive recreation capacity.

Natural Resources Manager Dr. Jon Staiger pointed out that there are few land parcels in the City that could be considered natural habitat, garnering a higher ranking in the grant process. Six similar areas, he said, are wetlands, and although they could be used for educational purposes, the best course would be to leave those areas untouched. Fifteen percent of the Fleischmann site is high value habitat of sand pine scrub surrounded by pine flatwood and palmetto scrub, he reported. Dr. Woodruff then noted that the building located in the northwest corner would be razed by the Fleischmann interests inasmuch as it represented a nuisance and demolition would earn the owners impact fee credits.

Council then discussed whether the land should be enhanced or left intact and Dr. Staiger stated that the primary concept was to preserve the site as a natural habitat. Council Member Coyle, however, asserted that the City should acquire property to benefit residents rather than holding undeveloped land. He cited the Turner Marina property as an example more compatible with the goals of the Comprehensive Plan, stating that grants should be used for the general public, preferably for access to the Bay. Further, he said he was concerned that the requirement for matching funds would exhaust the City's ability to acquire other parcels. Dr. Woodruff explained that while the grant application would be tailored to Council's wishes, the process was site-specific for new public access and the Turner property already had public accessibility.

Council Member Tarrant then expressed concern regarding removal of property from the tax rolls, and requested that taxes be noted for each piece of property under consideration. Council Member Herms suggested that the 51 acres on Golden Gate Parkway should be considered, and

Dr. Staiger reported that approximately one-half of that property is above wetlands jurisdiction and is covered with downy rose myrtle.

Council Member Nocera expressed his support for the concept of preventing development on property within the City in order to create green space. However, Council Member Van Arsdale said he too preferred the Turner Marina property since he was uncertain that the Fleischmann property was worth the City's cost for matching funds. Dr. Woodruff reported that the contract between the Turner property and a proposed purchaser had expired, thereby eliminating an impediment to purchase of the marina. Mr. Coyle said that since the assessed value of the Turner property was \$3 million or approximately half the value of the Fleischmann property, he preferred to purchase land on the Bay. Council Member Nocera, however, said he understood that the Turner Property was priced at over \$9 million. Planning Director Missy McKim cautioned that since the grant in question was very competitive, the Fleischmann property would earn the higher score. Senior Planner Ron Lee also noted that the Turner property would not qualify for the requirement of preservation for an animal habitat.

Mayor Barnett stated that, in fact, the Turner property may not be for sale. Mr. Coyle said that, using the grant application criteria, he was able to calculate 150 points for the Turner property and questioned whether it had not been properly evaluated by staff.

It was the consensus of Vice Mayor MacKenzie and Council Members Coyle, Herms and Van Arsdale to support the purchase of the Turner Marine property.

There followed a discussion regarding the cost of the Turner property and the grant process, and Council learned that a number of grants are available and may be pursued annually. Dr. Staiger explained that the scoring is performed by the Department of Community Affairs (DCA) and said that the restoration of the Turner property would likely cost points since it is not a habitat. Mayor Barnett maintained that it would be preferable to pursue property that is most likely to receive a grant rather than risk application for doubtful property.

Council Member Nocera clarified that matching funds should be sought by other grants and donations to the land trust and stated his commitment to donate \$1,000 toward the furtherance of that goal. Council Member Coyle suggested that funds accumulated in the land trust be considered for purchases other than the Fleischmann property, but Vice Mayor MacKenzie noted this would be contrary to negotiating with the Fleischmanns in good faith. City Manager Woodruff reiterated that if the grant were approved, Council would then authorize a local contribution and, further, that the Fleischmann family be informed that negotiations could begin only following approval and acceptance of the grant.

MOTION by Nocera to SUBMIT A GRANT APPLICATION FOR THE FLEISCHMANN PROPERTY; seconded by Barnett and unanimously approved, all members present and voting (Coyle-yes, Herms-yes, MacKenzie-yes, Nocera-yes, Tarrant-yes, Van Arsdale-yes, Barnett-yes).

Dr. Woodruff then requested Council's authorization to contact the Turner Family to initiate fact-finding regarding the sale of their property, and Council Member Tarrant suggested the Turners be invited to Council for preliminary discussions.

It was the consensus of Council to authorize staff to initiate discussions regarding the sale and purchase of the Turner Marine property (Council Members Herms and Tarrant dissenting).

Mr. Coyle and Vice Mayor MacKenzie requested that staff produce a list of other properties for grant applications, including Council recommendations.

ADJOURN TO REGULAR MEETING.....
2:44 p.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Prepared by:

Molly Reed, Recording Specialist

Minutes Approved: 5/20/98