



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Special Workshop Meeting – June 8, 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 (Arrived at 8:33 a.m.)
John Nocera
Fred Tarrant
Peter H. Van Arsdale - absent

Also Present:

Dr. Richard Woodruff, City Manager
Don Wirth, Community Services Dir.
Dan Mercer, Utilities Director
George Archibald, Traffic Engineer
Terry Fedelem, Parks & Parkways Supt.
David Lykins, Recreation Manager
Keeth Kipp, Utility & Solid Waste Coord.
Valerie Johnson Recreation Supervisor
Mary Greszka, Recreation Supervisor.
Robin Williams, Executive Secretary
Molly Reed, Recording Secretary

Community Services Advisory Board:
Clark Russell
David Szempruch
George Dondanville

Arlene Guckenberger
Charles Cohlke
James Dean
Cheryl Coyle
Bill Boggess
John Dyehouse
Alice Fraser
Other interested citizens and visitors

Media:

Marc Caputo, Naples Daily News
Ellen Gard, Media One

ITEMS TO BE ADDEDITEM 2

None. (8:31 a.m.)

.....**ITEM 3**
PRESENTATION OF RESULTS OF A NEEDS ASSESSMENT AS PART OF THE CITY-WIDE PARKS MASTER PLAN PROCESS. (8:31 a.m.)

Community Services Director Don Wirth reviewed the background leading up to a public survey of a needs assessment for City parks. He noted that Council had suggested a city-wide master plan that focused on five areas: street rights of way; City lakes; open spaces; public recreation; and parks. Staff then developed a questionnaire with the data results compiled and analyzed by Fraser and Mohlke Associates, Inc. (A copy of the survey is contained in the file for this meeting in the City Clerk's Office.)

Charles Mohlke then reviewed the data results. Mayor Barnett inquired whether the response of "no opinion" reflected satisfaction or indifference, to which Mr. Mohlke responded that many passive users of park services would not have an opinion. Users of neighborhood parks, he added, tend to express an opinion. He offered the example of the Norris Center at Cambier Park, noting that it was unlikely for people using the facility to be familiar with all the activities that it offers. Hence, responses of "no opinion" were deleted from those survey results. Further, since the survey was limited to 1,462 registered voters, it cannot be assumed that there is a uniform understanding of park use because not all respondents use parks. He then commended the cooperation of the Community Services Department and noted that staff efforts greatly reduced the City's cost for conducting the survey.

A total of 296 persons, or nearly 21% responded to the survey, which Mr. Mohlke said reflected a heightened degree of interest as 10-12% is normally considered a good response. Forty percent of the respondents were under age 54 and 60% were ages 55 or older. In addition, he pointed out that individual park facilities were ranked according to public preference and explained how this process would determine the allocation of resources for individual parks. (See report as referenced above in the City Clerk's Office.)

It is noted for the record that Mayor Barnett left the meeting at 8:53 a.m.

Regarding Naples Landing, Mr. Mohlke cautioned against taking action to reduce the number of spaces for cars or boat launching. Improvements for the beach ends were not popular to those who live near them but were of concern to those who reside further east. He also noted that residents positively ranked amenities for the City's ponds and lakes. Preferred features for the proposed park site on the Pulling property included a boardwalk, restroom facilities, fishing pier, row boat launches and storage facilities, as well as fish cleaning stations, all of which, Mr. Mohlke said indicate an inclination toward passive recreation uses. He added that general comments regarding the City Pier and the Pulling property would be forthcoming following an analysis of the data.

In response to Council Member Tarrant, Mr. Wirth explained that his statement regarding obtaining generic and innocuous information pertained to the lakes study and was necessary to formulate recommendations for the Community Services Advisory Board (CSAB). He clarified

that he had not been referring to the park Needs Assessment Survey. Mr. Tarrant stated that he was concerned with data manipulation and was assured that this is an acceptable research practice and refers to data compilation and analysis. Mr. Wirth emphasized that the word innocuous also pertained to the manner in which the questions were presented in the survey. City Manager Richard Woodruff offered examples of unexpected survey results that would clearly direct the development of a Parks Master Plan and said Council would be asked to authorize the CSAB to use the survey data for a master planning concept.

Council Member Herms referred to negative comments from citizens regarding Cambier Park's renovation and Vice Mayor MacKenzie noted the focus on a need for additional restrooms and water fountains at all park facilities. Dr. Woodruff acknowledged that these amenities were, indeed, lacking and outlined a plan for developing a master plan based on survey data and additional public meetings and public input. Following these steps, cost estimates would be drafted and, with Council's authorization, a detailed plan for each park would be prepared as well as funding options for them.

Vice Mayor MacKenzie asked Mr. Mohlke to comment on items he considered significant. He replied that he was impressed with the neighborhoods' practical insights regarding the use of their park sites whereas those living east of US 41 or the Bay had different needs, such as parking, in order to use City park amenities. He concluded that the City will need to assess use of its resources in order to meet both the immediate neighborhood needs and the needs of those who live at a distance and schedule their use of the parks. Alice Fraser, of Fraser and Mohlke Associates, observed that people tend to use the parks for particular reasons and, therefore, require specific amenities for a limited period of time. Dr. Woodruff agreed, noting that the majority of those surveyed are not active, consistent users of the parks.

Council Member Herms expressed the opinion that, since funds are limited, the parks should be prioritized first, followed by a Master Plan and improvements according to their priority. City Manager Woodruff then suggested that the CSAB make recommendations regarding this prioritization; however, CSAB Member Dondanville maintained that a one-by-one approach for improving the parks would hinder a City-wide view of the park system. He added that this was the first time an effort had been made to consider the parks comprehensively, and financial determinations should follow the CSAB analysis of the survey data. Mr. Herms reiterated that funds are not available, but Dr. Woodruff commented that funding mechanisms, including donations, would be part of the CSAB recommendations. Dr. Woodruff also emphasized that there are numerous ways to fund improvements short of increased taxes. Mr. Dondanville, then likened the proposal to a five year business plan, achieved in stages, but Mr. Herms questioned whether such a plan could be completed in even five years. Mr. Dondanville, however, emphasized the need to plan for the future, regardless of whether it was five year or ten year increments.

Council Member Nocera expressed concern with 296 responses from a mailing of 1462, and he questioned the low preference for a boat launch from the Pulling property. Mr. Mohlke explained that a 20% response rate for a mail survey was considered extraordinary and agreed with Mr. Nocera that responses are different between actual park users and survey respondents. He also pointed out that it is difficult to collect data from park users short of intercepting them at

the site. This was not done since it would not represent a cross-section of City residents. Council Member Tarrant said, however, that a large public meeting had been held regarding renovations to Cambier Park and even though members of the public expressed a desire to refrain from change, Council instead took the opinion of an outside consultant. Council Member Coyle said he endorsed the method of the survey and asked whether the response rate was reflective of the total population; Mr. Mohlke responded that it would be in the 95% confidence range.

Council Member Herms again called for prioritizing the parks and their improvements. CSAB Chairman Clark Russell explained that the goal of the survey was to understand the aggregate needs of the park system which, he noted, are all interrelated. He requested Council's approval to proceed with development of a Master Plan and funding opportunities. Mr. Herms requested an itemization of three park improvements for the next two years and Mr. Russell responded by citing Pulling property development, the Fleischmann Community Center, and the Fleischmann playground.

CSAB Member David Szempruch requested precise direction from Council since the CSAB had expressed a desire to respond to the survey. Mr. Herms, said that master plans are costly to produce in terms of staff time and Dr. Woodruff confirmed this would be a significant work effort by staff and the CSAB in the coming year. But Mr. Herms said the priority system would accomplish the projects sooner.

It is noted for the record that Mayor Barnett returned to the meeting at 9:52 a.m.

It was the consensus of Council(Tarrant dissenting, Van Arsdale absent) for staff to proceed as follows:

- *CSAB will develop a report to include rankings of each park needing attention, to be completed no later than the end of 1998;*
- *Council will approve or alter the rankings;*
- *A Master Plan will be developed for the first ranked park that will include input from public users of that park; and*
- *Analysis of budgetary priorities and funding will follow the above phases.*

Following the consensus, Mr. Tarrant said he preferred to make one or two improvements at a time depending on urgency since he was concerned that the method just adopted would be too costly.

Public Input: None (10:01 a.m.)

**.....ITEM 4
PRESENTATION OF PROPOSED MASTER PLAN FOR CITY LAKES. (10:01 a.m.)**

Community Services Advisory Board (CSAB) Chairman Clark Russell said that 11 lakes within the City had been identified for placement in the open space inventory with six of the lakes singled out for possible improvement as traditional, quiet use park space. Mr. Russell also reviewed the conclusions and recommendations of the CSAB (Attachment 1). Council Member Tarrant expressed objection to taking any action while so many residents are out of town, adding that public access to the lakes would be an inconvenience the adjacent property owners. Mayor

Barnett, however, pointed out that the recommendations would simply authorize neighborhood meetings and public input that would take at least six months to complete. Mr. Russell pointed out that the CSAB would first accumulate public input to determine preferences of the surrounding property owners.

Council Member Tarrant then questioned whether these park improvements were worthwhile since they benefit people who do not live in the City. In further discussion it was learned that at the present time there is not a level of service for open space and that all eleven lakes could be credited to City inventory even though only six of them are accessible to the public. Council Member Coyle said he was concerned that including the lakes in City inventory would diminish future creation of additional green space, and Mr. Tarrant stated he opposed including the lakes in the City's Parks Master Plan since it would diminish the privacy of lake residents. He further questioned whether Council had, in fact, authorized inclusion of City lakes into the Parks Master Plan. Vice Mayor MacKenzie assured Mr. Tarrant that the purpose was to determine the wishes of the various neighborhoods and emphasized that there were no plans to add amenities to attract the public. Mr. Wirth reiterated that the proposal contained no recommendations. Council Member Herms suggested that lake residents be consulted for guidance and Mr. Tarrant expressed a preference for consulting the residents by mail.

Further discussion ensued regarding whether the lakes proposal was to be part of the City-wide Parks Master Plan. Mr. Wirth said he would supply the documentation authorizing CSAB to include the lakes; however, he suggested that the two components could be separated. City Manager Richard Woodruff then said that he would suggest that staff withdraw this item from Council consideration at the present time. He explained that staff had viewed the project in a positive light, but having seen it become a contentious issue, he recommended that Council table it. Mayor Barnett, however, said he felt it was a simple issue and following input from each Council Member, a consensus was determined.

It was the consensus of Council (Herms and Tarrant dissenting, Van Arsdale absent) to instruct the CSAB to proceed with recommendations as follows:

- ***That the City Council officially designate six publicly owned lakes as part of the City's open space inventory.***
- ***The City Council authorize the Community Services Advisory Board and staff to conduct input meetings with property owners associations, to include any and all property owners whose property abuts and lake or is across from possible additional parking where the six designated lakes with public access are located, to determine recommended changes, if any, in use of the lakes.***
- ***That the Community Services Advisory Board report back to the City Council with recommendations that include an action plan for implementation and funding.***

It was determined that Council's original authorization to include City lakes in the Park Master Plan would be presented to Council for reconsideration. (A copy of this June 4, 1997 authorization is contained in the file for this meeting in the City Clerk's Office.)

.....**ITEM 5**
PRESENTATION PERTAINING TO PROPOSED EXPANSION OF THE NORRIS
CENTER AT CAMBIER PARK. (10:45 a.m.)

Architect John Dyehouse of Dyehouse and Geshay, delivered a presentation outlining possible renovations to the Norris Center. (Copies of Mr. Dyehouse's presentation diagrams are contained in the file for this meeting in the City Clerk's Office.) Mr. Dyehouse reported that considerations for improving the facility included current use, the need for more classrooms, and updating the auditorium and kitchen. He then reviewed two proposals noting that the current building is non-conforming, below the flood plain and should be brought into compliance with the Code. The most economical approach, he said, would be to maintain the traditional building adding classrooms, an enlarged game room and amenities to the auditorium stage area; 4,648 square feet would be added to the existing structure which would have to be flood-proofed. A second alternative entails construction of a new building in compliance with Code and Federal Emergency Management Agency (FEMA) standards which would result in 5,586 additional square feet.

City Manager Richard Woodruff pointed out that extensive glass doors are part of the current structure because it was originally built without air conditioning; it would, therefore, require major renovation to become flood-proof. He emphasized that staff was not requesting authorization that would entail construction drawings but rather guidance regarding the three following alternatives:

1. leave the Norris Center as is and continue to repair as needed;
2. begin work on conceptual plans beyond merely floor plans; and
3. identify cost estimates and begin seeking donors to fund a renovation.

Council Member Herms said he favored retaining the existing building since improvements to the existing building would entail major construction problems. He also remarked that flood-proofing the building would be more costly than building a new structure. Council Member Nocera, Vice Mayor MacKenzie and Mayor Barnett agreed that the building needs to be improved and Council Member Coyle said that although he preferred improvements to the facility, his support depended on cost and funding sources. Council Member Tarrant stated that he preferred to keep the current building while budgeting for improvements that would not conflict with FEMA regulations and he requested that these cost analyses be considered as an alternative.

It was the consensus of Council to instruct staff to analyze solutions for an updated Norris Center with both the existing floor plan and an expanded floor plan. (Herms dissenting, Van Arsdale absent)

.....**ITEM 6**
DISCUSSION REGARDING PROCEDURES FOR APPROVING CAPITAL
IMPROVEMENT FUNDING. Requested by Council Member Tarrant. (11:05 a.m.)

Council Member Tarrant provided background information regarding the need for Council approval of capital improvements. He cited an occasion when the engineering department had submitted an application for State funding for an arterial road to the Naples Airport and, though

entirely legal, it did not require Council's consent. Mr. Tarrant then requested Council authorization for staff preparation of an ordinance that would require Council's approval of State and Federal grants. City Manager Richard Woodruff said a policy statement would suffice if the purpose is to prohibit staff's filing for grants without Council's permission. He noted, however, that the City had recently employed a grant writing consulting company to file grants for the City. Mayor Barnett proposed that Council first determine how many grants had been filed in the past two years before establishing a policy. Council Member Herms expressed his support for Mr. Tarrant's suggestion; however, Council Member Nocera asserted that if available grant funds would assist the taxpayer, they should be pursued since Council ultimately determines whether or not to accept the money.

It was determined that staff would prepare a list of grants applied for during the past two years.

.....**ITEM 7**
DISCUSSION REGARDING RELOCATION OF THE HORTICULTURAL LANDFILL.
(11:14 a.m.)

Utilities Director Dan Mercer and Solid Waste Coordinator Keeth Kipp reviewed a proposal which suggests three possible locations for the horticultural landfill. (A copy of this proposal is contained in the file for this meeting in the City Clerk's Office.)

Mr. Kipp said that the current site is too small to accommodate current demand, but noted that a landfill is the most cost-effective method for disposing of horticultural debris. He also informed Council that a proper mulch processing facility with the capacity to cure the mulch would require seven acres. Two potential sites are located in the area of Naples Airport, and Mr. Kipp reviewed the advantages and costs for each. One site consists of 12.7 acres over a former County landfill, and the other site of 10 acres is located directly east of the current location and west of North Road near the Gordon River. Utilities Director Dan Mercer requested Council's direction in order to contact the Airport Authority and the Federal Aviation Agency (FAA), to proceed with negotiations, and to pursue rezoning and permit applications. Further, should Council approve the site on the river, his department would need authorization to hold neighborhood meetings to describe the proposed facility to the residents.

City Manager Richard Woodruff summarized the disadvantages of using the County landfill off County Road 951 which included a one-and-a-half hour round trip and a \$14.00 tipping fee rendering use of the facility cost prohibitive. The City's costs, however, with its own landfill had been decreasing, he added. During the ensuing discussion, it was learned that a quality top soil was being reclaimed from the oldest portions of the current landfill and that most horticultural material brought to the City is palm fronds which lose 50% of their water weight after several months of aeration.

Council authorized the Utilities Department to:

- ***Seek authorization for a contract with the Naples Airport Authority***
- ***Hold neighborhood meetings in Avion Park to explain the new facility***
- ***Apply for rezoning and permit application for chosen site***

CORRESPONDENCE AND COMMUNICATIONS.....

(11:39 a.m.)

City Manager Richard Woodruff read a memorandum from Council Member Van Arsdale (Attachment 2) requesting Council's support for creation of an Old Naples Study Committee. The memorandum asked that Council be prepared to discuss the proposal at the Workshop Meeting on Monday, June 15. Although Council Member Tarrant expressed his opposition to the committee, Mayor Barnett said it would be discussed on Monday.

Mayor Barnett requested Council's cooperation during the upcoming budget hearings in order to complete the process in a timely fashion.

Council Member Herms reported that, following consultation with City Attorney Kenneth Cuyler, he had arranged a public meeting with proper notice to be held in the Council Chamber in one week. He and Council Members Tarrant and Coyle would conduct the meeting and he invited the other members of Council to attend in the audience. Mayor Barnett pointed out that a workshop discussion could have been arranged if the three members had requested it; he also questioned the rationale for this separation from the entire Council since it would set a precedent that does not consider the public who had elected all the Council Members. Mr. Herms responded that he felt it was difficult to introduce issues for discussion and therefore these separate meetings could possibly occur weekly. Vice Mayor MacKenzie noted that Council Member Van Arsdale had previously suggested a town hall meeting forum for general discussion; she said that concept as very inclusive rather than what she described as the exclusive approach of Mr. Herms.

Council Member Coyle said his interest in participation in the meeting was to discuss the inquiry being conducted by the State Attorney's Office pertaining to the campaign finances of the three Council Members. He stated that the Sunshine Law prohibited their speaking to one another in private and he welcomed the opportunity for the three of them to determine how to publicly respond to the inquiry. Council Member Nocera asked whether that would be the only issue to be discussed and Mr. Coyle responded that Mr. Nocera could participate in the audience to learn what other topics might be discussed.

Council Member Coyle said he would be interested in participating in this meeting in order to publicly respond to the current State Attorney inquiry regarding his campaign finances and those of Council Members Tarrant. Further, he said that the Sunshine Law prohibits their discussing this issue outside of a public forum. In response to Council Member Nocera, Mr. Coyle indicated that other issues may also be discussed during this meeting, and he invited Mr. Nocera to be a member of the audience.

Council Member Tarrant said his interest in the meeting stemmed from the public's lack of understanding of the Sunshine Law and added that the other Council Members could also hold separate public meetings. Vice Mayor MacKenzie stated that although she understood their need to discuss campaign finances, she could not condone accepting public input in order for the three Council Members to formulate an approach to issues. She also said it was unfortunate that other Council members were not asked to participate in the meeting since elected officials have an equal mandate to serve the public.

Council Member Herms said that the three Council Members would be meeting for discussion only and no decisions would be made similar, he said, to Mr. Van Arsdale's town meeting suggestion. Mrs. MacKenzie countered, however, that Mr. Van Arsdale's proposal included all members of Council and was, therefore, very different.

OPEN PUBLIC INPUT
None. (11:57 a.m.)

ADJOURN
11:57 a.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Prepared by:

Molly Reed, Recording Specialist

Minutes Approved: 7/22/98