



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – Monday, September 14, 1998 – 8:30 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALL ITEM 1

Present: Bill Barnett, Mayor (left at 11:10 a.m.)
Bonnie R. MacKenzie, Vice Mayor
Council Members:
Fred Coyle
Joseph Herms
John Nocera
Fred Tarrant
Peter H. Van Arsdale

Also Present:

Dr. Richard L. Woodruff, City Manager
William Harrison, Assistant city Manager
Tara Norman, City Clerk
Ed Ilschner, Collier Public Works Adm.
Paul Jacobson
Frank Neubeck
James Dean
William Boggess
Cheryl Coyle

Carl Loveday

Bob Brady

News Media:

Eric Staats, Naples Daily News

Dave Taylor, MediaOne

Denes Husty, Fort Myers News-Press

Other interested citizens and visitors

ITEMS TO BE ADDED ITEM 2

None.

..... ITEM 8

DISCUSSION REGARDING UTILIZATION OF CITY PROPERTY ON GULF SHORE BOULEVARD NORTH AT ALLIGATOR LAKE

Paul Jacobson, 733 Willowhead Drive, owner of the property at 155 South Lake Drive, stated that he had met individually with Council Members to discuss a request. City Manager Richard Woodruff indicated this would involve either a setback variance for Mr. Jacobson to construct his home immediately adjacent to City-owned property on Alligator Lake, or use of a portion of City property which contains a principal component of the City's stormwater drainage system. The latter would require that the City land be declared surplus so that it could be sold through competitive bidding. (See also minutes of City Council Workshop of 8/31/98, Item 3) Council Member Coyle said that he did not favor a variance but would support some type of land exchange if the petitioner would be willing to restore the drainage to the City's specifications. In further discussion, the Council learned that Mr. Jacobson had actually been paying taxes on the

City-owned drainage area due to an error in the Collier County Property Appraiser's records which was discovered during transfer of title. The property line along the drainage area varies with rainfall levels, Mr. Jacobson said, and therefore he had proposed straightening the line and installing drainage pipe to City specifications at his expense. Mr. Jacobson displayed a diagram indicating that the proposed property line straightening would result in an exchange of 2,100 square feet of his property for 1,760 square feet of City property. Mr. Jacobson supplied two letters, one indicating his intentions with reference to landscaping, and the other to the effect that he has no intention to subdivide the site (Attachments 1 and 2). Vice Mayor MacKenzie requested that Mr. Jacobson notify the private property owner adjacent to the South Lake Drive site of his plans.

*It was the **CONSENSUS** of Council that: 1) the north lot line will be straightened by the property owner exchanging 2,100 square feet of his property for 1,760 of City property (see diagram contained in the file for this meeting in the City Clerk's Office); 2) drainage pipe will be installed at the full cost of the property owner, to City specifications; 3) an agreement will be formalized by the City Attorney including prohibition against subdividing the property; 4) a landscape plan for the drainage area will be submitted for Council approval; and 5) formal action on the above will be taken at the September 16, 1998, regular meeting.*

CORRESPONDENCE (See also Page 5)

Mayor Barnett noted that Collier County had expressed an interest in acquiring the City-owned property adjacent to a County water tank site on Carica Road, this property having been declared surplus and advertised for sale via the competitive bidding process. Various Council Members expressed the view that the bidding process should continue but could be delayed to allow Collier County to participate. Ed Ilschner, Collier County Public Works Administrator requested a 30-day delay.

*It was the **CONSENSUS** of Council that the bidding period for sale of the surplus property be extended for two weeks beyond the current deadline (or approximately to October 8, 1998) so that Collier County may participate (Council Member Tarrant dissenting).*

**.....ITEM 7
DISCUSSION OF GUIDELINES FOR 30-MINUTE CITY CABLE PROGRAM
(CHANNEL 10)**

Vice Mayor MacKenzie recommended that the City Attorney formalize an agreement with MediaOne outlining various aspects of the upcoming show. This includes provision for no less than 20 or no more than 35 programs on the fourth Sunday of each month at 28.50 minutes in length. Commercials could be aired immediately before and immediately after the show, provided they do not contain campaign ads. MediaOne had agreed to provide its music library and studio set as well as access to videos of City-related stories for use on the show which would be taped at MediaOne studios. Carl Loveday, volunteer moderator for the show, called Council's attention to the draft guidelines and outline for the first show which had been provided in the City Council packet (Attachment 3). He however cautioned that the program to be only a forum for communicating City views by Council Members, department heads, advisory board members and others related to City government and not a forum for either citizens or candidates for public office. Mr. Loveday then noted a list of proposed topics (Attachment 4). Council Member Herms urged that equal time be granted Council Members with opposing viewpoints on various issues, and Council Member Van Arsdale pointed out the importance of also including minority views. Mr. Loveday suggested that a minority view summary be included when appropriate, noting however the time constraints involved.

It was the CONSENSUS of Council to approve the proposed format submitted by Mr. Loveday; that the first show topic would be the City's ethics ordinance followed by the 41-10 redevelopment district on the second show; and that a topic relative to a second Gordon River crossing would be added to the topic list.

James Dean, 1320 28th Avenue North, commended Council for implementing this new program and suggested that information and/or summaries of the discussions be posted on the City's web site which could also include provision for public comment.

.....**ITEM 6**
DISCUSSION REGARDING GUIDELINES AND FORMAT FOR CITY CABLE CHANNEL

City Manager Richard Woodruff explained that he had met with Bob Brady, citizen volunteer, and Kevin Rambosk, Chief of Police and Emergency Services, to draft proposed operational guidelines (Attachment 5) and noted the relationship of costs to level of service provided (Attachment 6). Dr. Woodruff also illustrated the contents of a sample half-hour program containing a summary of City events and services (Attachment 7). In further discussion of costs for provision of various types of programming, Mr. Brady cautioned that additional personnel would be required to operate the channel although greater degrees of automation could be implemented at a larger initial equipment investment. He also asked Council to recognize that a public sector channel would be competing for viewers with many other commercial channels which therefore calls for a high degree of professionalism on the part of the City's programming. Council Member Coyle suggested that the City pursue possible cooperation with Collier County and the school system to share equipment. Council Member Nocera expressed concern about the cost involved in initially going beyond a minimum level of programming. Council Member Tarrant called for establishing a stable budget level and the avoidance of annual increases. City Manager Woodruff also pointed out that care should be taken in acquiring equipment since prices continue to decline with advances in technology.

After further discussion of levels of service, City Manager Woodruff said he believed that the Council had indicated a preference for Level II (see Attachment 6) and that staff would return at the October 19, 1998, workshop with more specific information on Level II service, including equipment costs, personnel, and feasibility of interlocal agreements to share staffing with the County Commission and School Board.

Recess: 10:33 a.m. to 10:48 a.m. It is noted for the record that Vice Mayor MacKenzie returned at 10:52 a.m., otherwise the same Council Members were present when the meeting reconvened.

.....**ITEM 4**
DISCUSSION OF ESTABLISHING A PER-SPACE VALUE AND THE SALE OF AVAILABLE PARKING SPACES IN THE MUNICIPAL PARKING GARAGE

City Manager Richard Woodruff noted that formal action would be taken at the September 16th regular meeting. Dr. Woodruff and Assistant City Manager Bill Harrison then explained that the City's cost for each parking space is \$19,300 and sought a determination of guidelines for sale, noting that the Council had recently indicated that spaces in the parking garage would be reserved for projects containing residential units. Since this is not a zoning issue, however, spaces could be dispensed in a manner chosen by Council, Dr. Woodruff said. Council also discussed the feasibility of charging patrons for parking in the garage or determining a method, such as installation of parking meters on the street, that would discourage employees from parking there. City Manager Woodruff noted that parking garage bonds were underwritten by tax increment financing funds and pointed out that meters had been removed from Fifth Avenue because it was felt that, like charging for use of the garage, it would be a deterrent to commercial activity. With reference to incorporating residential units in future Fifth Avenue

development, Council Member Van Arsdale stressed the importance to the long term direction of redevelopment, noting that these residential units should however be located on Fifth Avenue and not Fourth. It was noted that there is currently a potential for such a development on Fourth.

It is noted for the record that Mayor Barnett left the meeting at 11:10 a.m.

Council Member Coyle noted his opposition to granting garage spaces free of charge, stating that he believed that market factors would determine whether residential units were constructed on Fifth Avenue.

*After further discussion, it was the **CONSENSUS** of Council that staff include a provision for indexing the cost of spaces in conjunction with the Consumer Price Index or on a similar basis.*

REVIEW OF ITEMS ON 9/16/98 REGULAR MEETING AGENDA.....ITEM 5

Item 5-b (Special Events) Staff will determine the contact person for the Ridge Lakes Neighborhood Party; staff will contact Fifth Avenue Association to change the date of November 13 event due to the Navy Band concert scheduled for the same day in Cambier Park. **Item 5-f (Gordon River Bridge Upgrades)** Staff will contact the Florida Department of Transportation regarding possible revision in the proposed agreement to preclude removal of equipment and lighting without consent of both parties. **Item 7 (Girl Scout Agreement)** Staff will provide site plans, landscaping and color schemes for the new building at the September 16th regular meeting. **Item 10 (Fifth Avenue Waivers)** Staff will provide information on the usage of the Fifth Avenue parking space pool as well as plans and color schemes. **Item 11 (Fuel Purchase)** Staff will research the applicability of this bid to aviation and jet fuel sold at Naples Airport. **Item 12 (Fence Variance 98-V19)** Staff will determine whether the existing fence was properly permitted and analyze whether the adjacent right-of-way can be modified to conform to the area paved.

BRIEFING BY CITY MANAGER.....ITEM 3

(Beachends) City Manager Richard Woodruff reviewed various beachend improvements and noted that funding allowed six to seven projects to be accomplished each year within the 50/50 City/County funding match. Staff was asked to determine whether surface enhancements can be added to pedestrian walkways at beachends and whether waste receptacles could be placed on the beach itself as well as the beachend. Staff was also asked to determine whether the beach rake can be modified to pick up smaller debris such as cigarettes.. **(Fleischmann Property)** Dr. Woodruff informed Council that the City had been ranked 47th out of over 130 grant applications and therefore would not receive funding this year to acquire the private property on US 41 south of Fleischmann Boulevard. He indicated that another application for grant funding could be made in the next cycle if the property remains on the market. **(Y2K Issues)** Dr. Woodruff stated that traffic controllers have been certified by Traffic Engineer George Archibald to be prepared for the change from 1999 to 2000. **(Unionization of Police Sergeants)** Dr. Woodruff explained that a ruling by the Naples Public Employees Relations Commission (Mini-PERC) had determined that Police Sergeants are eligible to vote on forming a separate bargaining unit but that Police Lieutenants are not because they are considered management. **(Tree Planting Report)** Dr. Woodruff distributed a report showing 561 installations to date this calendar year. Staff will determine whether ligustrum noted on the summary is considered a tree or hedge planting. In response to Council Member Herms, Dr. Woodruff explained that utility cables and water lines, as well as other impediments, are causing difficulty with planting street trees; he said that a further report would be forthcoming. **(Subdivision of Lots on Central Avenue)** City Manager Woodruff indicated that various Council Members had contacted him regarding an assumption during the approval process that the lots were not to be sold. In fact, he said the lots are being sold but because the resolution approving the variance necessary to subdivide the property had not yet been signed, the sale cannot be concluded. Therefore, Council may wish to reconsider the approval since it acted under a different set of circumstances.

City Council Workshop Meeting – Monday, September 14, 1998 – 8:30 a.m.

(See minutes of September 16, 1998, regular meeting.) **(Law Enforcement Decoys)** Staff will provide information on what types of Police Department enforcement activities use minors as decoys; it was noted that this issue would be on the first workshop agenda in October.

CORRESPONDENCE (See also Page 2)

Vice Mayor MacKenzie sought Council's support to re-institute neighborhood town meetings. It was determined that staff would develop a date/location schedule for further consideration by Council. It was noted, however, meetings must be held in the City Council Chamber to be televised.

OPEN PUBLIC INPUT

None.

ADJOURN

12:07 p.m.

Bill Barnett, Mayor

Minutes prepared by:

Tara A. Norman, City Clerk

Minutes approved: 10/7/98.