



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – March 15, 1999 – 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
Joseph Herms
John Nocera
Fred Tarrant
Peter H. Van Arsdale

Also Present:

Richard Woodruff, City Manager
Kenneth Cuyler, City Attorney
Jon Staiger, Natural Resources Manager
Tara Norman, City Clerk
Kevin Rambosk, Chief of Police
William Harrison, Asst. City Manager
Virginia Neet, Deputy City Clerk
Donald Wirth, Community Svs. Director
Ron Lee, Planning Director
Janet Mullin, Community Svs. Analyst
James Whitaker, Recreation Supervisor
Duncan Bolhover, Admin. Specialist
Cheryl Coyle
Ronald Starr
Amy Rego
Mike Simonik

Charles Kessler
Bruce Wade
Ray Morgan
David Bamesberger
Denise DaSilveira
Robert Hermann
Andrea Clark Brown
Tom Calvin
Ray Maestas
Carolina Valera
Arlene Guckenberger
Other interested citizens and visitors
Media:
Annelena Foster, Naples Daily News
Denes Husty, Ft. Myers Press

ITEMS TO BE ADDED **ITEM 2**
None (8:27 a.m.)

..... **ITEM 3**
INTERVIEW WITH CANDIDATE FOR THE CODE ENFORCEMENT BOARD – An interview was conducted with candidate Stephen Coleman (8:28 a.m.)

City Manager Richard Woodruff recognized Ronald Starr, a sixth grade student at Gulf View Middle School, who is seeking a Boy Scout “Citizenship in the Community” badge. Ronald had recently written to Mayor Barnett suggesting cost-savings measures related to maintenance and landscaping of City rights-of-way. Council Member Herms noted that he would soon be meeting with the Boy Scouts to explain the various facets of City government.

Janet Mullin, Community Services Analyst, explained that March 27th is the Fourth Annual Exotic Plant Removal Day and that an estimated 75 melaleuca trees would be removed at that time. She noted favorable community response in prior years, urged citizens to volunteer, and noted that the Collier County Commissioners would join in this effort this year.

..... **ITEM 6**
REVIEW OF ITEMS ON THE 3/17/99 REGULAR MEETING AGENDA (8:35 a.m.) Item 5-b(1) (Village on Venetian Bay - Jazz Entertainment) **City Manager Richard Woodruff requested that approval of this item be conditioned upon submittal of a parking plan, approved by the Community Policing; Item 5-d (bid award to dredge River Park Canal System) - Vice Mayor MacKenzie requested information regarding the location of the spoil site; Item 9 (purchase order for stormwater underdrain improvements) - Council Member Herms requested a staff presentation to illustrate all streets impacted by this project. Added Items: Establishment of a risk management program for the water and sewer plants; and Selection of upcoming topics for the "Naples Report" (Requested by Vice Mayor MacKenzie).**

BRIEFING BY CITY MANAGER (8:43 a.m.) **ITEM 7**
Council Member Herms requested workshop discussions to establish the City's position on Collier County's Density Reduction Program. It was the consensus of Council that Vice Mayor MacKenzie would attend the 3/19/99 Collier County Board of Commissioners workshop, and future County meetings, on this issue. Council also authorized the Mayor to draft a commendatory letter to the Board of County Commissioners in order to encourage continued efforts to reduce density. Staff was then asked to schedule workshop discussions with County staff on this issue (to be held in the Council Chamber). City Manager Richard Woodruff reported that on March 4th he and Robert Egan, Waterfront Operations Supervisor, conducted an inspection of the seawalls on portions of Naples Bay to determine the feasibility of installing riprap. He reported that in only a few places would the installation of rip rap conflict with a boat or lift facility and that it would not be necessary for residents to rebuild the majority of those currently in place. Dr. Woodruff indicated that he would discuss these results with the Naples Bay Project Committee.

..... **ITEM 4**
PRESENTATION OF DESIGN PROPOSALS FOR THE RIVER PARK COMMUNITY CENTER (9:02 a.m.) Mayor Barnett asked that as a professional courtesy, the candidates not be present for each other's presentation. Council Member Tarrant however pointed out that the presentations are open to the public, and Council Member Herms noted a possible violation of the Sunshine Law. Council Member Coyle nevertheless noted the possibility that the second presenter may capitalize on the previous presentation and advocated separating the candidates.

It was the consensus of Council (Herms and Tarrant dissenting) that, as a professional courtesy, the candidates would not be present for each other's presentation.

City Manager Richard Woodruff distributed to Council Members rating sheets identical to those used by the Architectural Selection Committee. These, he said, will be part of the public record.

Recess 9:12 a.m. to 9:15 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

Dr. Woodruff explained that Council had decided to hear the presentations of the two firms which had received virtually identical ratings by the review committee. An Ad Hoc member had participated in the ranking, thus skewing the results.

Andrea Clark Brown, of Andrea Clark Brown Architects, 616 Fifth Avenue South, expressed her appreciation to Council and introduced the members of her architectural team. Ms. Brown then detailed recent completed projects at the general aviation terminal at the Naples Airport and in the Third Street area. She clarified that her presentation would focus on the design process and the extensive research her team would undertake before a master plan was submitted. Ms. Brown stated that while the project must move forward in a timely fashion, her firm would methodically embrace all components of the community and would consider use criteria, programming, accessibility, safety, site evaluation, and maintenance as well as an evaluation of proposed future growth and requirements. She stated that her firm would set up an open design studio across the street from the Community Center to receive input from various area groups such as the Economic Development Council and the community at large. Ms. Brown stated that she would also advise the City of possible funding for certain programs in the Community Center. Team member Bruce Wade echoed the firm's commitment to the community.

Ms. Brown confirmed for Council Member Herms that the firm's projects are generally completed on time. Council Member Van Arsdale noted that he felt the River Park community should be integrated into the entire City; Ms. Brown agreed and pledged to strive toward this goal. In response to Council Member Coyle, Dr. Woodruff explained that no money has been budgeted for this project, but that through a combination of community development block grant funding and citizen donations, he believed the City would obtain the necessary capital. He added that after a firm is selected, staff would negotiate a proposed contract within 30 days for Council review. Council Member Tarrant questioned whether the current re-evaluations would have been necessary if not for the inappropriate vote of the selection committee's citizen member. Vice Mayor MacKenzie, a member of the selection committee, contended that due to the importance of the project and the very close scoring of the two firms, Council review was warranted. Mayor Barnett suggested establishing policy to require that Council conduct the final interviews in any selection process where the vying firms are closely ranked. In response to Council Member Herms, Ms. Brown indicated her firm has no preconceived ideas regarding style; she indicated she would consider neighborhood character and the desires of the client as well as those of the community.

Recess 10:12 a.m. to 10:25 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

After discussion of procedures for selection, Council Member Tarrant stated he would not complete a rating sheet since he believed the process was flawed and felt that the project should be re-advertised. City Attorney Cuyler, however, stated that each Council Member must vote unless there is a legal conflict of interest.

It was the consensus of Council to count each tally sheet as a vote for one firm or the other, as opposed to first totaling points on all tally sheets.

Denise DaSilveira, representing Hermann Doverspike and Associates, 1100 Sixth Avenue South, stated that the firm is one of largest and most qualified architecture and interior design firms in the Naples area. She then displayed examples of previous designs to illustrate the firm's competence in facilities similar to the Community Center. She stated that the architectural team would create an ambiance that welcomes the community of River Park as well as the community at large. Team member Ray Morgan said that he felt that the Center would establish a sense of civic pride. Design director David Barnesberger stated that he would manage the project from programming through construction administration, and that he would guide the team through every phase. He stated that the team's main emphasis will be to create a destination and a building with a sense of place and noted that he would attempt to bring the 41-10 District infrastructure into the site. He explained that due to public interest, he developed the concept of a cultural corridor and added that the team would interject the local culture and use local artisans to give area citizens a vested interest in the building. Further, he explained his role as that of a problem-solver who can help the client state relevant questions, and find answers. Team member Tom Calvin stressed the firm's commitment to interior design. Robert Hermann, a principal of Hermann Doverspike, relayed his many years of relevant experience and design expertise and noted the time and effort his team members have already invested in the project. He also noted the firm's expertise in several important areas such as cost control and appropriate material selection.

Council Member Tarrant noted that the project would provide an opportunity to reflect the opinions and desires of all area people. Mr. Hermann verified for Council Member Coyle that over 90% of the firms' projects are under budget and on schedule. He also stated that his firm would hold public symposiums to obtain input and direction from area citizens. Additionally, at the request of Council Member Herms, Mr. Hermann detailed the firm's current projects.

MOTION by Herms to SELECT ANDREA CLARK BROWN TO DESIGN THE PROJECT; seconded by Coyle and carried 4-3, all members present and voting (Coyle-yes, Tarrant-yes, Van Arsdale-yes, MacKenzie-no, Nocera-no, Herms-yes, Barnett-no).

Mayor Barnett, Council Member Coyle, and Council Member Herms noted the proposed public input processes as a basis for their votes. Council Member Tarrant noted that his vote was under duress and Council Member Van Arsdale noted Andrea Clark Brown's considerable community experience.

CORRESPONDENCE and COMMUNICATIONS (11:28 a.m.)

Council Member Nocera suggested workshop discussions with the Police Department regarding the City's contributions to Police pensions. After further discussion, however, it was determined that such discussions would violate state labor law, pensions being a mandatory subject of bargaining. Mr. Nocera also relayed concerns from Crayton Road residents regarding proposed tree locations and it was determined that any planting would be postponed in order to address these concerns.

**.....ITEM 9
REQUEST BY OLD NAPLES PRESERVATION TASK FORCE REGARDING
CONSULTANT ASSISTANCE (11:31 a.m.)**

Council Member Van Arsdale referenced his memo regarding the hiring of Duany Plater-Zyberk & Company to review Task Force recommendations and to prepare an Overlay Code; he requested that staff prepare a contract. City Manager Richard Woodruff explained that the consultant fee had been a budgeted this year. Council then discussed placing this item on the next Regular Meeting agenda to receive public input. Council Member Herms however proposed that Council first hear the recommendations of the Old Naples Association and also that Task Force recommendations be presented to

Council to determine whether there is a consensus. Mayor Barnett therefore suggested tabling the issue for two weeks.

It is noted for the record that Council Member Nocera left the meeting at 11:36 a.m. and Mayor Barnett left the meeting at 11:38 a.m.

Mr. Herms noted that retaining a consultant may create controversy to the detriment of the plan and Council Member Coyle recommended that Council review the draft report before approving any contract for a consultant.

Public Input: (11:47 a.m.) Amy Rego, 1060 Sixth Street South, Old Naples Association President, questioned the rationale for hiring an outside consultant and requested a copy of the draft report to present to ONA to ensure that it would be properly informed. Council Member Van Arsdale noted that Mary Brett, former Old Naples Association President, had been ONA's representative when the Task Force was formed; acknowledging this, Ms. Rego indicated that she would have favored electing an alternate ONA representative to serve.

Vice Mayor MacKenzie questioned whether Council wished to place the consultant's request for a planning charrette on the March 17th Regular Meeting agenda. Dr. Woodruff explained that a contract could be ready in 10 days providing there are no amendments; however, if any changes are necessary, staff would present a re-negotiated contract to Council at the April 7th Regular Meeting. A motion to continue this issue was made by Council Member Tarrant and seconded by Mr. Herms, however, further discussion ensued. Mr. Herms noted concern regarding the choice of the area to be included in the study. Mr. Van Arsdale acknowledged the committee's difficulty in dealing with this issue and reiterated that he felt it necessary to engage a consultant for assistance.

MOTION by Tarrant to CONTINUE THIS ISSUE FOR A PERIOD OF WEEKS IN ORDER FOR THE OLD NAPLES ASSOCIATION TO REVIEW THE PROPOSAL; seconded by Herms and carried 3-2 (Herms-yes, Van Arsdale-no, Coyle-yes, Tarrant-yes, MacKenzie-no, Nocera-absent, Barnett-absent).

.....ITEM 5
DISCUSSION REGARDING PUBLIC RECORDS POLICY/ACCESS (REQUESTED BY COUNCIL MEMBER HERMS) (12:14 p.m.)

.....ITEM 8
DISCUSSION REGARDING POSSIBLE BALLOT QUESTIONS PERTAINING TO A SUPERMAJORITY VOTE REQUIREMENT AND FUNDING FOR A SECOND GORDON RIVER BRIDGE (12:14 p.m.)

It was the consensus of Council to continue Items 5 and 8 to immediately after the 3/17/99 Regular Meeting.

.....ITEM 10
CAMBIER PARK PHASE II – RECOMMENDED IMPROVEMENTS (THIS PRESENTATION WILL TAKE PLACE AT THE CAMBIER PARK PAVILION) (12:15 p.m.)

Public Input: None. (12:15 p.m.)

Vice Mayor MacKenzie noted that the meeting would reconvene at the pavilion at Cambier Park at 1:30 p.m. (See March 15, 1999 City Council Workshop Minutes – Afternoon Session).

OPEN PUBLIC INPUT
None. (12:15 p.m.)

ADJOURN
12:15 p.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Prepared by:

Jessica Rosenberg, Recording Specialist

MINUTES
CITY COUNCIL WORKSHOP
MARCH 15, 1999
AFTERNOON SESSION – 1:30 P.M.

Vice Mayor MacKenzie called the meeting of the City Council workshop to order at 1:30 p.m. in the pavilion of Cambier Park. Members present were:

Mr. Tarrant
Mr. Nocera
Mr. Herms
Mr. Coyle
Ms. MacKenzie

Staff present: Don Wirth
Terry Fedelem
Richard Woodruff

Park Improvement Report – Clark Russell

Clark Russell represented the Community Services Advisory Board and made a presentation to the Council regarding recommended improvements to the north half of the park. These improvements included:

- Perimeter lighting
- Perimeter walkway
- Internal lighting
- Internal walkways
- Relocation of the pavilion
- Improvements to existing pavilion, if a new pavilion is not to be constructed

Mr. Russell explained that the Advisory Board wanted to maximize the amount of open space and green area in the park and felt that the relocation of the pavilion would help accomplish this goal.

Terry Fedelem reviewed with the City Council options A – D, with each option showing different locations of sidewalks and potential location/relocation of the pavilion. He further noted that through the use of flags, which had been placed throughout the park, Council could see the proposed location of sidewalks and structures.

Nancy Francis and Henry Kennedy made a presentation to the Council regarding the proposed improvements at the girls' softball facility. Mr. Kennedy explained that the architectural work had been donated by the local firm "My Architect" and that Van Miller, the principle architect with that company, was present to assist in the discussion. Mr. Kennedy made the following points regarding the girls' softball facility:

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- The goal is to create new facilities to support the girls' softball program, while blending them into other facilities already constructed in the park.
- The concession area needs to be revamped so it also blends in with the other facilities.
- The plan called for the construction of new seating areas along the first and third base line, with one batting cage under each of the seating areas.
- By placing the batting cages under the bleachers you improve nearly one-third of the green space in the area of the little league field.
- The current arrangement results in the dugouts blocking the view of nearly two-thirds of the bleacher seating.
- The proposed new bleachers would be raised so that people seated in the bleachers can see over the dugouts and will have handicapped ramps and handicapped seating.
- A pitching wall will be constructed on each side of the softball diamond, with the first base side pitching wall also having a sign identifying the facility with said sign visible from Park Street. The sign will clearly state that it is a public facility open for public use.
- The new construction for the bleachers will be all aluminum and will include a roof structure pitched to allow for water runoff. The estimated height of the roof is 25 ½ feet measured from the current ground level.
- The dugouts would be sunken one and a half feet to improve visibility from the seating area and would have a sump pump arrangement to keep water from standing in the dugouts.
- Estimated cost for the new dugouts, pitching walls, and seating area is \$150,000.
- The girls' little league program is committed to raising the \$150,000 necessary for the construction of these facilities.
- At the current time the little league program operates off of a three-year use agreement. In order to attract donors of the magnitude needed, the little league is requesting a new lease for either a 20 or 25 year program.
- The City of Naples would be responsible for the refurbishment of the concession area, including new trusses and roof material. No cost estimates are available at this time.

In summary, Mr. Kennedy stated that the City will receive, through this program, a first-class facility, substantially funded by others, then deeded to the City and open for public use. He also stated that the fence on the third base and first base line were retractable so that when the facility was not being used for softball purposes, the outfield could become available for open space and general use.

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The City Council then began to review and held general discussion regarding all points presented by the various presenters in the workshop. After that general discussion, the following motions were approved:

1. **Softball program** – motion by Mr. Nocera, seconded by Mr. Tarrant and approved 5 – 0, the City Council concurred with the following improvements at the softball facility:
 - Creation of new seating area, including roof structure
 - Maximum height of the seating area, including roof structure, to be 27 feet, thereby negating the necessity of the “submerged” concept of the dugouts and eliminating potential drainage problems.
 - Creation of new dugout facilities
 - Creation of two pitching walls, both to be landscaped and the first-base side pitching wall to have signage as identified by Mr. Kennedy in his presentation.
 - Girls’ softball program to raise sufficient funds to cover all of the above items.
 - Refurbishment of the concession stand, including roof trusses, with these improvements to be designed and construction management for the improvements at no cost to the City by “My Architect” with the City of Naples responsible for the funding of this portion.
2. **East-west sidewalk** – this is the sidewalk lining up with Sixth Avenue South and connecting to the current pavilion. By motion of Mr. Coyle, seconded by Mr. Herms, the east-west sidewalk will remain in its current location. This motion approved 4 – 1.
3. **Perimeter sidewalks** – by motion of Mr. Herms, seconded by Mr. Coyle and carried unanimously, the exterior sidewalks along the alleyway behind the bandshell and along Park Street connecting the sidewalk at the Community Art Center to the sidewalk adjacent to the ball field was approved for installation.
4. **Sidewalk connecting Park Street to the softball facility** – by motion of Mr. Herms, seconded by Mr. Coyle and carried 5 – 0, it was agreed that a sidewalk would be installed between the Girl Scout facility and the softball facility, with said sidewalk connecting Park Street to the concession area.
5. **Connection of sidewalk to the Community Art Center from the pavilion area** – motion by Mr. Herms, seconded by Mr. Nocera and approved 5 – 0 to create a sidewalk that would connect to the steps of the Community Art Center, with said sidewalk coming back to the connection with the central walkway system.

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6. **Sidewalk connecting east-west sidewalk to playground area** – by motion of Mr. Herms and seconded by Mr. Coyle, Council voted 5 – 0 to install a sidewalk connecting the east-west sidewalk to the playground area.
7. **Pavilion relocation – rehabilitation** – Council concurred that the discussion on the pavilion should occur when all seven Council Members are present and therefore this item will be further discussed at the end of the City Council meeting on Wednesday, March 17th.

8. **Tree planting plan** – Council concurred that the tree planting plan was tied in to the issues for the pavilion and that location of the trees will be determined after final decision on the pavilion ~~and before this would also be discussed at the March 17th meeting.~~

There being no other business the chairman adjourned the meeting at approximately 3:00 p.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

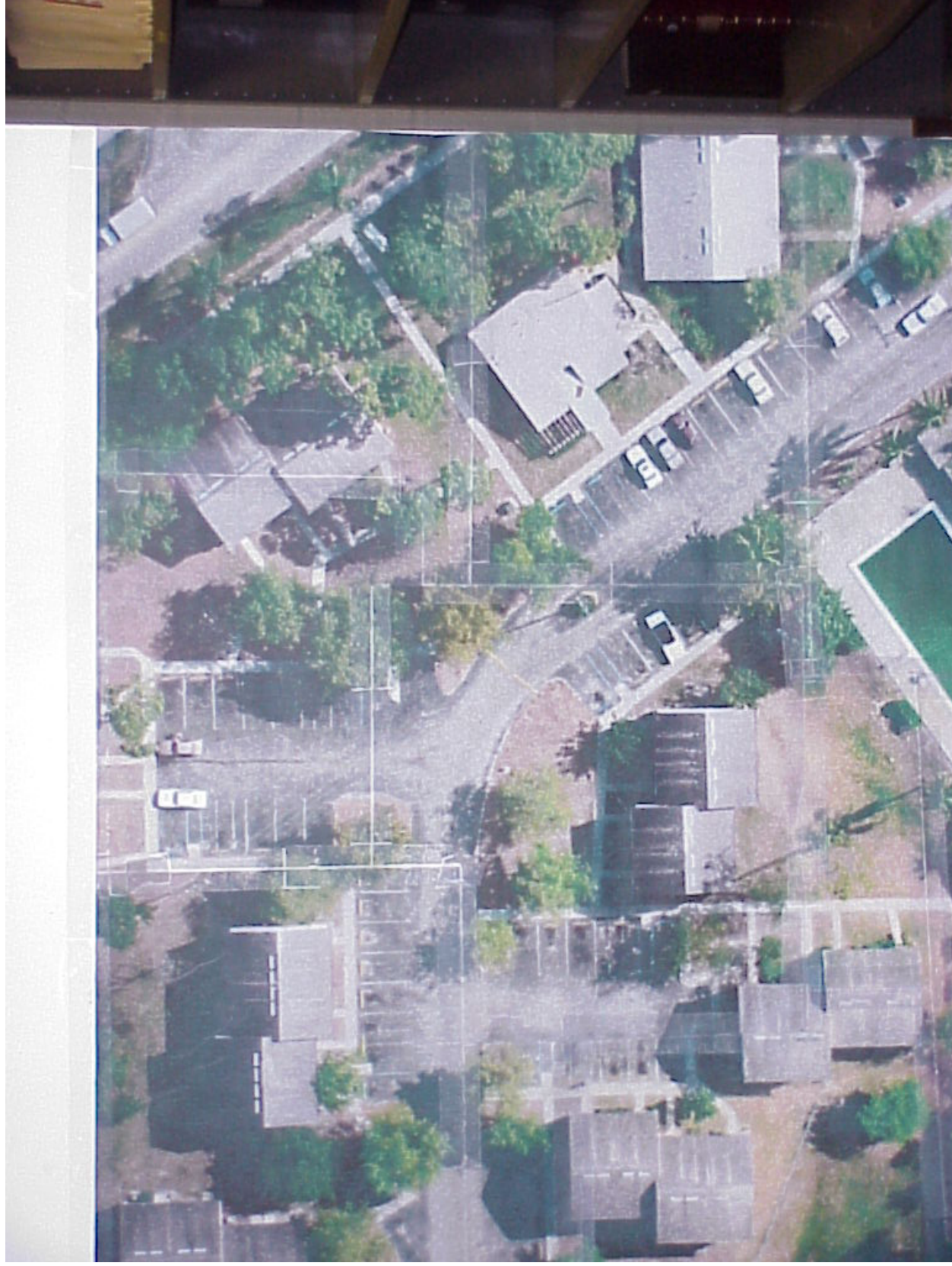
Prepared by:

Richard L. Woodruff, City Manager

Minutes Approved: 4/7/99.



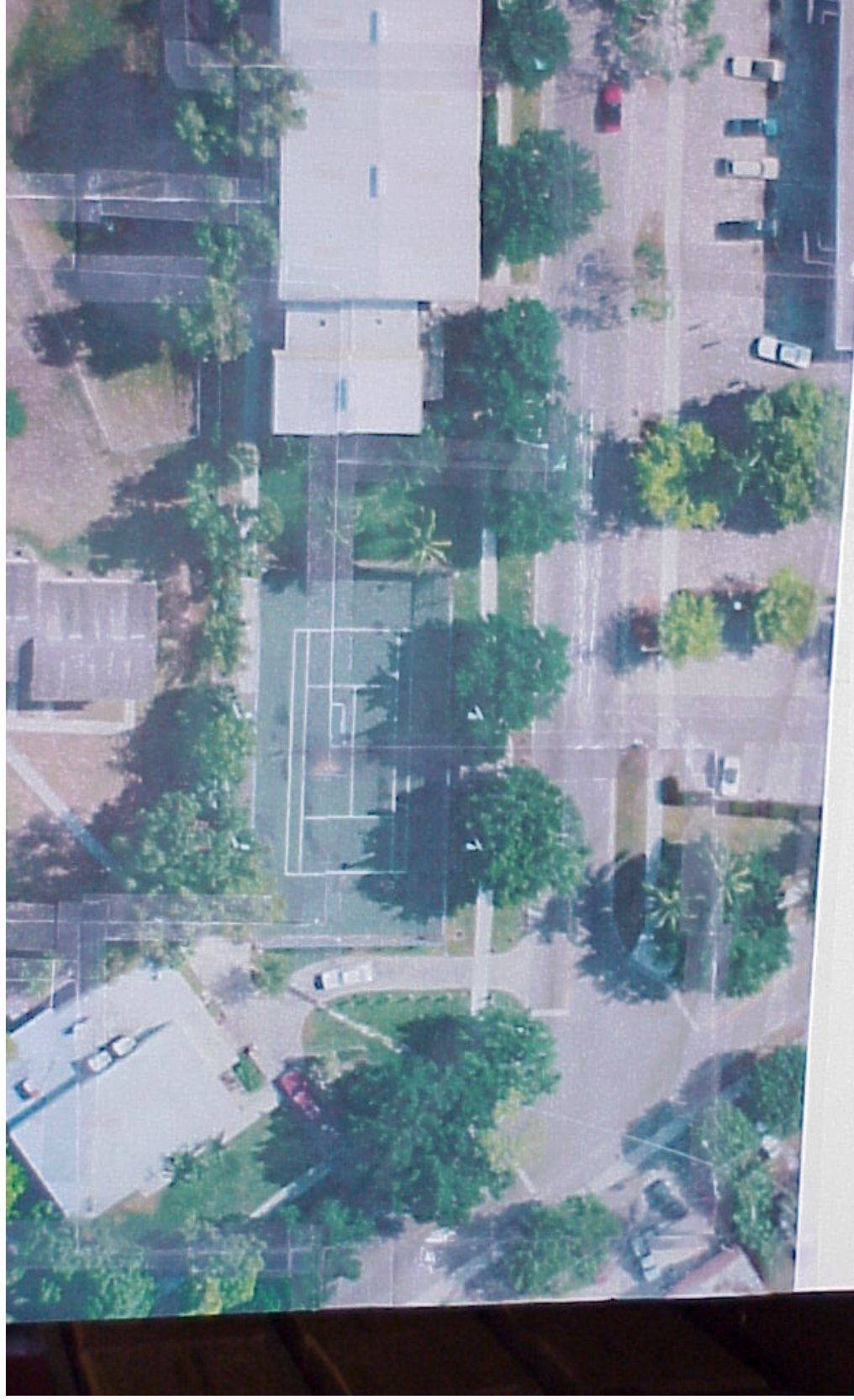


















RIVER PARK COMMUNITY CENTER AND SITE DESIGN

NAPLES, FLORIDA

PROJECT ORGANIZATIONAL CHART

