



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – October 18, 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 L. Woodruff, City Manager
Tara Norman, City Clerk
Jon Staiger, Natural Resources Manager
Robert Middleton, Utilities Director
Richard Gatti, Development Svs. Director
Daniel Mercer, Public Works Director
Ron Lee, Planning Director
George Archibald, Traffic Engineer
Jessica Rosenberg, Recording Specialist
Laura Roys, Administrative Specialist
Arlene Guckenberger
Cheryl Coyle
James Dean
Richard Cobb
Bill Boggess

Amy Rego
Charles Pittman
Charles Kessler
Chuck Drake
Jose Garcia
John Shaw
Connie Deane
Other interested citizens and visitors

Media:

AnneElena Foster, Naples Daily News
Heather Dawson, WINK News

ITEMS TO BE ADDED (8:30 a.m.).....ITEM 2
None.

.....**ITEM 3**
INTERVIEW WITH CANDIDATE FOR THE NAPLES AIRPORT AUTHORITY (8:31 a.m.) Council interviewed Richard Cobb.

City Manager Richard Woodruff noted that because Mr. Cobb may have viewed a rebroadcast of the October 4th Workshop Meeting when the other candidates were interviewed, he had invited each to present follow-up comments. Candidate Charles Pittman then made a brief presentation. Council Member Coyle proposed that in order to ensure fairness, Council vote on each applicant at the upcoming Regular Meeting.

After further discussion it was determined that at the October 20th Regular Meeting, the City Clerk would randomly draw each candidate's name to determine order of voting; every Council Member would vote on all candidates, and the one receiving the greatest number of votes would be appointed.

.....**ITEM 6**
DISCUSSION OF SPECIAL ASSESSMENT DISTRICT ISSUES. (9:15 a.m.) City Manager Richard Woodruff suggested that since the property appraiser establishes assessments, Council invite Collier County Property Appraiser Abe Skinner to the November 1st Workshop Meeting. He noted that Mr. Skinner could then provide a history of assessments and explain how they are determined as well as the rationale for the significantly increased assessments on Fifth Avenue and the 41-10 District. Dr. Woodruff therefore urged that this presentation precede discussing the establishment of actual assessment district policy throughout the City. Council Member Herms also requested a financial analysis of potential and future funding for projects in the Community Redevelopment District; Dr. Woodruff noted this analysis would be included in the presentation.

Collier County Property Appraiser Abe Skinner will make a presentation to Council at the November 1st Workshop Meeting relative to the creation and determination of assessments; Council will then discuss policy regarding the creation of actual assessment districts.

.....**ITEM 9**
REVIEW OF ITEMS ON THE 10/20/99 REGULAR MEETING AGENDA (9:23 a.m.)
Added Item 20 (authorize a contract with Hartman and Associates for a Coastal Ridge wellfield study). **Added Item 21 (appoint a City elector to serve on the Canvassing Board for the 2000 General Election)** – City Manager Richard Woodruff noted the appointee need not be a Council Member. **Added Item 22 (consider awarding a bid for alleyway paving and general maintenance).** **Added Item 23 (consider awarding a bid for waterline installation in the alley south of Fifth Avenue and east of West Lake Drive)** - Dr. Woodruff noted this would enhance proper water pressure through redundancy. He added that in most cases, it would increase the waterline from two to six inches. **Added Item 24 (consider waiving the consultant selection process and enter into an interlocal agreement with Collier County and Marco Island to fund a consultant for reviewing flood insurance rate maps).** **Item 3 (Swamp Buggy 10/30-10/31 weekend)** - Vice Mayor MacKenzie requested that the proclamation be made at the upcoming Regular Meeting. **Item 5-d (renewing the lease with the Coast Guard Auxiliary Flotilla #93 for property on Ninth Street South)** – Council Member Tarrant requested that representatives be present to enable Council to express its

appreciation. **Item 5-e (authorize a contract for design services relating to the Cambier Park Bandshell renovation)** – Dr. Woodruff noted this item has been withdrawn. **Item 5-f (waive further advertising requirements and consider only the three top ranked firms for underground utility contracting work)** – Council Member Herms requested that this item be removed from the Consent Agenda with an explanation of why Council should consider only three firms. **Item 15 (consider abolishing special assessment districts on Second and Fourth Avenues North and Fifth Avenue South)** – Dr. Woodruff noted that staff will request a continuance of this item. **Item 16 (consider a bid award for Drainage Basin VI stormwater improvements)** – Council Member Herms requested a staff presentation and a map to enable the public to better understand the nature of the improvements. **Item 18 (consider a request regarding the relocation of North Road adjacent to the Naples Airport)**. **Item 19 (consider accepting a right-of-way for street purposes due to the relocation of North Road)** - Council Member Coyle requested additional information relative to the exact distances between existing paved areas of the runway and North Road and Transfer Road. He also requested that airline representatives be present to discuss the impact of runway lengths, and Council Member Van Arsdale requested that the Naples Airport Authority explain the change in runway lengths.

.....**ITEM 7**
DISCUSSION REGARDING ADDITIONAL BOAT STORAGE RACK ON THE BEACH IN OLD NAPLES (9:30 a.m.) City Manager Richard Woodruff noted that the City's boat storage rack on Third Avenue North is now at capacity. The structure had cost \$5,500.00 to install; users must pay \$125.00 yearly insurance. Dr. Woodruff then read into the record a letter from Old Naples residents urging the construction of an additional boat storage rack between 8th Avenue South and 11th Avenue South (See Attachment 1) and displayed slides of potential sites. (Copies are contained in the City Clerk's office in the file for this meeting.) Dr. Woodruff suggested maintaining the same policy of notifying intended users of a 30-day waiting period and then conducting a lottery; Council Member Van Arsdale indicated his support.
Public Input: 9:42 a.m. **Amy Rego, 1060 Sixth Street South**, Old Naples Association President, voiced support for the facility saying she believed the City should assist those Old Naples residents who own sail boats, and that she favored the 11th Avenue South location.

Council Member Herms proposed notifying adjacent residents of the new location. Vice Mayor MacKenzie objected to the proposal stating she could not support giving away public property. Natural Resources Manager Jon Staiger provided additional information on the advantages of the 11th Avenue South location noting that the City could install pavers for better access to parking.

It was the consensus of Council (MacKenzie dissenting) to authorize the installation of a boat storage rack on 11th Avenue South with the understanding that staff would notify adjacent residents and conduct a lottery for assignment of spaces limited to City residents.

.....**ITEM 4**
PRESENTATION OF COASTAL RIDGE WELLFIELD STUDY BY HARTMAN & ASSOCIATES, INC. (9:53 a.m.) Chuck Drake, hydro-geologist and Vice President of Hartman & Associates, explained that the proposal under consideration is to collect water quality data from the surficial aquifer and nearby lakes to determine if these waters are mixing with the groundwater in the Coastal Ridge wellfield. He outlined a water quality testing program wherein he would sample each source to determine any correlation between particular water quality parameters for such elements as chlorides, sodium, and nitrogen. Public Works Director Dan Mercer added that the samples would also be tested for pesticides and herbicides. Council Member Coyle suggested utilizing control samples to determine if any of the lakes are

contributing any pollutants to the City's water system; Utilities Director Robert Middleton explained that the consultants can use the 16 wells north of Golden Gate Parkway to Pine Ridge Road and the several re-use monitoring wells for this purpose. Council Member Herms proposed also using the Golden Gate aquifer and urged that Council receive an analysis of all chemicals at the most precise level of detection.

Council Member Tarrant referenced the study Hartman & Associates is currently performing at Calusa Bay, and noted that Mr. Drake had admitted to relying on Missimer International, the consultant hired by the developer, for certain technical information. Mr. Drake explained that in that study Missimer International is providing the profile or geological data which he will review and then use in his own analysis prior to making recommendations. City Manager Richard Woodruff commented favorably on the professionalism of both firms. Further, he noted that the City periodically takes samples throughout the water system, and that although staff does not believe the wellfield is being contaminated, he nevertheless recommended performing the proposed study in order to ensure public safety and confidence. (See below for further discussion.)

Recess 10:15 a.m. to 10:24 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

.....**ITEM 5**
STATUS REPORT FROM FLORIDA DEPARTMENT OF TRANSPORTATION ON GORDON RIVER BRIDGE RECONSTRUCTION (10:24 p.m.) Representative Jose Garcia (who appeared with associates John Shaw and Connie Deane) noted that by the end of October the FDOT will have installed the structural asphalt throughout the project. The entire project should be substantially complete in December, all eight lanes will be open to traffic, but the traffic signals and signs will not be completed until March 2000. City Manager Richard Woodruff explained that construction is not actually behind schedule in light of amendments and weather conditions. Mr. Garcia also confirmed that all wiring will be undergrounded. Development Services Director Richard Gatti however explained that the Florida Power & Light (FPL) facilities on the north side of the bridge have yet to be undergrounded and that the City will be responsible for this portion of the project. Council Member Nocera requested that since the re-paving operations would soon be occurring, that the FDOT keep the public informed relative to lane closures; Ms. Deane noted that the FDOT will continue to use electronic message boards and provide updates to the media. Mr. Garcia also projected at least a 50-year life for the bridge. Regarding fencing, Dr. Woodruff explained this is part of the construction maintenance necessary for the City's portion of the project and will later be removed by the contractor. Mr. Gatti stated that the City has six months of work in which to accomplish in three segments: 1) lighting and handrails with pre-ordered materials; 2) undergrounding the FPL facilities; and 3) landscaping. Mr. Garcia stated that while the entire project was intended to cost \$14 million, the estimate will most likely rise to \$17 million. Dr. Woodruff noted this increase is due largely to change orders and business impact settlements.

FDOT officials confirmed that the project would be substantially complete in December with completion of traffic signals, signs, and aesthetic improvements by March 2000.

(Continued from above)ITEM 4
Mr. Drake confirmed that should the City undertake the proposed project, Hartman & Associates would perform the entire study independent of any other firm. Council Member Herms stated that the cone of influence can be significant and that the City may be unaware of the source of the contaminants being pumped into the water system and suggested taking the wells that may be

impacted by the lakes off line until testing is complete; Mr. Drake disagreed, saying the City's water treatment plant would be effective. Although Mr. Herms voiced concern regarding the health risks, Dr. Woodruff reiterated that City staff does not believe there to be a problem as each well is periodically tested, with the results submitted to the Department of Environmental Protection (DEP). He further added that the Coastal Ridge wellfield has been in existence over 20 years and the DEP has never closed a well. Dr. Woodruff however recommended proceeding with the study to determine and verify the composition of the water at every one of the wells and the immediate lakes and conducting similar tests at the Golden Gate wellfields.

Council Member Tarrant stressed the importance of determining the depth of the largest lake at Royal Poinciana Golf Club (RPGC) to ascertain whether there is leakage into the aquifer. Dr. Woodruff stated although the Calusa Bay study will be completed in approximately two weeks, Council could direct Hartman & Associates to begin again without collaboration with Missimer International but that RPGC may not allow the City access for measurements of the lake. Council Member Coyle proposed to direct staff to monitor the Coastal Ridge aquifer and stated that the City could prosecute anyone who pollutes the aquifer through excavation. Council Member Herms urged that the City test for all contaminants, and that if found, identify their source, and possibly shut down wells. Dr. Woodruff however recommended proceeding with the proposed study, and determining a subsequent course of action only after receiving the data. Dr. Woodruff stressed that the City's water system is operated by a very competent staff and meets all DEP standards. He also recommended finishing the Calusa Bay report, and if not satisfied with the results, proceeding with another.

It was the consensus of Council to proceed with a study to determine whether area lakes are impacting the quality of groundwater in the Coastal Ridge wellfield.

BRIEFING BY CITY MANAGER (11:35 a.m.)ITEM 8

Council Member Coyle confirmed that since City Manager Richard Woodruff's employment will cease prior to the end of the year, post employment restrictions in the ethics code would not apply. To avoid a potential ethics conflict, it was confirmed by individual Council Members to negotiate a payroll installment buyout with the City Manager.

CORRESPONDENCE & COMMUNICATIONS (11:46 a.m.)

It was the consensus of Council (affirmed by Coyle, MacKenzie, Tarrant, and Herms) that should airline representatives be unable to attend the upcoming Regular Meeting (regarding the relocation of North Road adjacent to the Naples Airport) that the appropriate items would be continued. Council Member Coyle requested workshop discussion of the height of boat storage buildings; Planning Director Ron Lee stated that this matter would be brought to the Planning Advisory Board in November and Council in December. Mr. Coyle then noted that the boat storage facility currently under construction at 1332 5th Avenue South appeared to be unlike the artist's rendering previously submitted to Council; City Manager Richard Woodruff stated that he would invite appropriate representatives to appear at the conclusion of the upcoming Regular Meeting. Vice Mayor MacKenzie questioned whether the Mobil station under construction on Ninth Avenue South and US 41 would install an emergency generator; Dr. Woodruff noted that Mobil representatives would attend the November 1st Workshop Meeting. Vice Mayor MacKenzie then congratulated staff for performing the necessary landscaping repairs in the aftermath of Hurricane Irene.

OPEN PUBLIC INPUT (11:58 a.m.)

None.

ADJOURN (11:58 a.m.)

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Prepared by:

Jessica R. Rosenberg, Recording Specialist

Minutes approved: 11/3/99