



City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

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**City Council Workshop Meeting - September 29, 2003 - 8:34 a.m.**

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Mayor MacKenzie called the meeting to order and presided.

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**ROLL CALL ..... ITEM 1**

**Present:**

Bonnie R. MacKenzie, Mayor  
Gary Galleberg, Vice Mayor

**Council Members:**

Joseph Herms  
William MacIlvaine  
Clark Russell  
Penny Taylor  
Tamela Wiseman – arrived 8:54 a.m.

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**Also Present:**

Robert Lee, City Manager  
Steven Moore, Chief of PESD  
James Slapp, Deputy Chief of PESD  
Ron Wallace, Construction Management Director  
George Archibald, Traffic Engineer  
Pamela Koepke, Recording Specialist  
Karen Kateley, Administrative Specialist

Corbin Wyant  
Sharon Kenney  
Doug Newman  
Jim Craig  
Other interested citizens and visitors.

**Media:**

Dianna Smith, Naples Daily News

**SET AGENDA ..... ITEM 2**

City Manager Robert Lee indicated that the Southwest Florida Water Management District had requested that Item 4 be removed from the agenda.

**..... ITEM 3**

**DISCUSSION OF RENOVATION OR RELOCATION OF THE FIRE TRAINING TOWER LOCATED AT STATION 2.**

Mayor MacKenzie asked why a long-range plan previously requested had not been supplied. Steven Moore, Chief of Police & Emergency Services (PESD), said that while the fire-training tower had specifically been addressed in a long-range plan initiated in the late 1990's, the designated location was at the water treatment plant on Fleischmann Boulevard. The additional option, however, is now to move forward with plans at the current location. Vice Mayor Galleberg said that while he recalled various City Council discussions, there may not have been a formal presentation; however, additional information on alternatives was still needed.

Expressing empathy with the residents of neighborhoods in proximity with each of the aforementioned sites, Council Member Taylor noted that both she and Vice Mayor Galleberg had recommended engaging an industrial planner to determine the best use of space at City facilities. Also, she said, both Lake Park and 26th Avenue North residents had in fact openly opposed the training facility and reiterated her belief that expert advice should include the possibility of relocating the entire training facility to the City's Riverside Circle campus.

Chief Moore said that despite prior consideration of the Riverside Circle property, the former City Manager in April of 2003 had indicated that the training facility would not be constructed there; therefore he said he had advised staff to move forward with the other alternatives at the water plant (Fleischmann Blvd.) and the current location at Fire Station #2 (26th Avenue North).

Council Member Russell questioned whether a fire-training tower installation at Riverside Circle would displace other facilities that may have been planned in that location and recommended that a conclusion be reached, noting an ongoing dialog with the two neighborhoods cited above. He said that he did, however, recall the former City Manager having advised that staff had recommended renovating Station #2 which would, for economic reasons, incorporate the renovations of the fire-training tower.

Chief Moore explained that a decision on the fire-training tower was part of the design process for Fire Station #2 renovations, since the tower is considered unsafe to use.

Although Mayor MacKenzie confirmed that the property at Riverside Circle had not been examined as an alternative, Council Member MacIlvaine urged Council to, as requested, prioritize the six options provided in order to as economically as possible meet the needs of the PESD. Because specifics regarding Riverside Circle were not available, Vice Mayor Galleberg suggested tabling the discussion. He also observed that the perceived impact upon neighbors might have been exaggerated since the tower is neither extremely tall nor unsightly.

Citing a January resolution, which included renovation of the tower along with Fire Station #2, Council Member Taylor stressed the need for a timely and informed decision, first with reference to the availability of the Riverside Circle property.

Council Member Herms inquired as to the frequency of use if the fire-training tower were renovated. Chief Moore explained that, unlike the early 1990's, in-service training and fire academy classes are no longer held at Fire Station #2 but in other City facilities, such as the training facility currently located at the water plant. Although of late the City's fire academy students use a tower in North Naples, Chief Moore explained, if the fire-training tower were renovated only City personnel would utilize it, which greatly reduces impacts to the neighbors. Since firefighters are responsible for completing 25 hours of training per month, the expected usage of the tower averages approximately 14 hours per month per shift, or 42 hours per month for specific training, Chief Moore said, and referred to a memorandum containing this information (Attachment 1). He also pointed out that that firefighters do perform additional training on their personal time.

In response to further inquiries from Council Member Herms, Deputy Chief James Slapp advised that typical training periods encompass 2 to 4 hours and vary so that training occurs in the morning hours in warmer months, although in cooler months activity at the tower could occur over a period 4 to 6 hours per training day. Nighttime training requirements also must be accounted for, Deputy Chief Slapp advised, which are however limited to 6:00 p.m. to 9:00 p.m.

Council Member Russell expressed the view that there is insufficient space available at Riverside Circle for a training facility and that sensitivity to neighbors would however allow a renovated fire-training tower at Station #2 to function better within its current surroundings. Although every neighborhood has a certain burden of infrastructure, ensuring acceptable aesthetics would be necessary, Mr. Russell said; he also mentioned the need to identify strategies to make the City's water plant site a more compatible with its surrounding neighborhood.

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**It is noted for the record that at 8:54 a.m. Council Member Herms left the meeting and Council Member Wiseman entered the meeting.**

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Council Member Russell requested a recommendation from staff regarding placement of the entire training facility in one location versus placement of the tower in one location and other training buildings and apparatus elsewhere.

Council Member Taylor estimated that, based upon the information provided, it appears the training tower is utilized approximately 55 hours per month for in-service training and asked whether this was all-inclusive. Chief Moore explained additional hours reflect personal training time expended by firefighters as well as promotional testing activities.

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**It is noted for the record that Council Member Herms returned to the meeting at 8:57 a.m.**

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Reiterating his request for direction to staff, Chief Moore explained that grant funding for renovation of Fire Station #2 had now presented options not previously available and that renovations would encompass improvements to establish the facility as a shelter for emergency personnel during such events as hurricanes.

Mayor MacKenzie suggested that Council revisit this issue at the first meeting in November. City Manager Lee advised that a detailed cost/benefit report for each proposed location would be in order, along with specific recommendations from staff as well as discussions with the architect regarding the various alternatives just discussed. In addition to confirmation of grant funds, City Manager Lee said contributions from Collier County Emergency Management Services (EMS) to Station #2 renovations are also relevant as well as the cost of relocating the tower. Alternatives provided, he said, would include interaction with residents in the affected neighborhoods and other interested parties that would benefit both the firefighters and be in the best interests of the City.

Chief Moore said that staff would provide as much information as possible by November; however, he also noted that most of the discussions hinged on the renovations of Station 2, which is scheduled to go before the Design Review Board (DRB) in October. Construction bids, he said, are divided into components, with or without the EMS bay, with final bid award recommendations in January.

**Public Comment:** (9:08 a.m.) **Jim Craig**, 1111 14<sup>th</sup> Avenue North, declined to speak when called.

In further discussion, Chief Moore indicated that the fire-training tower is approximately 36 feet in height. He also pointed out that the City's Construction Management Department had advised him that once Design Review Board (DRB) approval had been obtained, the project would be advertised for bid. Council Member Herms cautioned that not only should bid costs be carefully monitored, but that Riverside Circle could also present the necessity of pilings which would increase the cost dramatically. Chief Moore said that landscaping and berm construction would also increase the cost at that particular site.

It was then determined that at a November discussion Council would receive information on the following three alternative locations for the fire-training tower: Station #2 (current location), the water treatment plant (Fleischmann Blvd.), and the Riverside Circle property. Council Member Herms said that he could not support the water plant site as an alternative. Vice Mayor Galleberg indicated that while fully developed architectural plans and definitive costs were not necessary at that juncture, preliminary estimates and logistical information from PESD should be available.

.....**ITEM 4**  
**PRESENTATION BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
**REPRESENTATIVES ON THE RECENT DESIGNATION OF NAPLES BAY AS A**  
**SWIM (SURFACE WATER IMPROVEMENT AND MANAGEMENT)**

This item was removed from the agenda.

.....**ITEM 5**  
**PRESENTATION REGARDING THE OVERPASS AT GOLDEN GATE PARKWAY**  
**AND AIRPORT ROAD**

(11:31 a.m.) Bob Stone, representing an organization called Sensible Roadway Improvements, provided a memo and alternatives to the proposed overpass at Golden Gate Parkway and Airport Road (Attachments 2 and 2); the information was provided by Parsons, Brinckerhoff Quade & Douglas, Inc., which Mr. Stone described as a leading roadway planning and engineering firm.

**It is noted for the record that Vice Mayor Galleberg left the meeting at 11:32 a.m. and returned at 11:34 a.m.**

Mr. Stone said that the Coalition for Sensible Roadway Improvements recommends that studies however continue in an effort to determine which of the alternatives presented would best benefit the community. Council Member Taylor then inquired as to Collier County's interest in reviewing the proposed alternatives. Mr. Stone said that despite his correspondence suggesting the alternatives, only Commissioner Donna Fialla had responded and was scheduled to review his presentation. In response to Council Member Russell Mr. Stone indicated that while traffic count studies had not been conducted, Parson Brinckerhoff had indicated that the alternatives presented could accommodate a 200% increase of traffic at the current intersection.

**It is noted for the record that Council Member Russell left the meeting at 11:50 a.m.**

In dialog with Council Member Herms, Mr. Stone said that it appears the problem with the intersection at Golden Gate Parkway and Airport Road is through traffic coming into the City of Naples, not the left turn traffic, making removal of left-turn considerations one way to improve the traffic flow.

Vice Mayor Galleberg inquired as to what level the engineers had studied the intersection, and Mr. Stone indicated that Parson Brinckerhoff had been provided overhead geographic information system (GIS) prints and that he had communicated with them via e-mail, and that

they had then provided the information that had been incorporated into the presentation; formal study had not been conducted, Mr. Stone said.

It was also noted that a City staff report would be forthcoming regarding the alternatives presented in the aforementioned analysis (It is noted for the record that a copy of this report was subsequently provided for inclusion in the file for this meeting in the City Clerk's Office.) Mayor MacKenzie requested that a copy also be provided to Mr. Stone.

Construction Management Director Ron Wallace, indicated that since the alternatives presented in the report are somewhat generalized, there was concern with how they would function due to the number of lanes and volume of traffic. Mr. Wallace further explained that the u-turn concept shown in the report, in his view, creates a concern with through traffic, as does the roundabout, while the quadrant or grid system is cost prohibitive. Nevertheless, Mr. Wallace said, presentation of alternatives reinforces the City's need to ensure the County has exhausted every possibility for at-grade improvements and that everyone's concerns, such as the impact to adjacent intersections, had in fact been addressed. He said he felt it would be prudent for a formal presentation to be made to the Board of County Commissioners (BCC).

In response to Mayor MacKenzie, Mr. Wallace agreed to provide Council with Collier County's schedule of forthcoming road projects when received. Director Wallace also confirmed that, while costly, the City in fact could conduct its own fatal flaw study to verify the County's findings with reference to alternatives to an overpass. Council Member MacIlvaine said he felt that any study should question the level of increase of traffic volume currently being reported and suggested that within 25 years tourism destinations would instead be directed to such areas Cuba and the Caribbean.

.....**ITEM 6**  
**DISCUSS SOUTHWEST FLORIDA REGIONAL LOBBYING DAY IN TALLAHASSEE**

City Manager Lee received concurrence for his attendance at a Regional Lobbying Day in Tallahassee with fellow City and County Managers (see information contained in the file for this meeting in the City Clerk's Office). Mayor MacKenzie suggested that City Manager Lee raise the subject of state budget cuts regarding red tide research and that other Council Members indicate to him their topics of interest prior to his departure.

**BRIEFING BY CITY MANAGER.....ITEM 7**

Absent a written report, City Manager Lee reported that the various departments must now provide Construction Management Director Ron Wallace with detailed reports regarding Capital Improvement Program (CIP) projects for the upcoming year with the intent of a formal report being provided to Council by mid-November 2004. Also, he added, monthly progress reports on projects underway would also be provided and therefore recognized department heads for their efforts in this regard.

**REVIEW OF ITEMS ON 10/01/03 REGULAR MEETING AGENDA.....ITEM 8**

**Item 6** (outdoor dining - 300 Fifth Avenue South) Council Member Taylor requested clarification of standards for Fifth Avenue South; Council Member Russell requested that City Council and Staff Action Committee (SAC) minutes of discussions regarding a similar issue for Bacchas Restaurant in 2001; and Mayor MacKenzie inquired as to the parking analysis performed and clarification of the estimated number of employees, patrons and other building occupants. **Item 7** (Subdivision Plat Petition – West Boulevard) Council Member Taylor

requested a response to neighbors' concerns and requested a report regarding drainage; and Mayor MacKenzie requested a copy of the tree protection ordinance, a report regarding current lot status and whether the lots have been re-platted, an explanation of impact on this petition of potential zoning regarding the platting of lots, and information on whether a request can be made for the contractor to post a bond to ensure compliance with the property/construction site ordinance. **Item 9** (Gators Galore) Council Member Wiseman requested a copy of minutes dealing with previous approval for this event; Council Member Russell requested further clarification of event details; and both Mayor MacKenzie and Mr. Russell suggested earlier notification regarding events of this nature. **Item 11-d** (Fifth Avenue South Master Plan consulting fee) Council Member Wiseman inquired as to the date the visit is scheduled. **Item 12** (Large Scale Comprehensive Plan Amendment) Council Member MacIlvaine requested a copy of the minutes regarding Attorney John Passidomo's request for a three-story structure over parking in the Heart of Naples area (Antaramian project/Grand Central Station); Council Member Taylor requested clarification from the City Attorney as to whether the Comprehensive Plan supercedes a referendum initiative; and in relation to plans for an overpass in Collier county, Vice Mayor Galleberg and Council Member Russell requested information regarding the Ft. Myers Midtown Bridge litigation, and the City of Ft. Myers Comprehensive Plan. **Item 13 through 17 and 19** (Contracts for Professional Services) Council Member Herms requested clarification of the following: 1) basis for selection; 2) process currently in practice; 3) amounts previously expended on contractor fees for similar services; and 4) description of work which could be accomplished by the staff.

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**Recess: 9:54 a.m. – 11:31. It is noted for the record the same Council Members were present when the meeting reconvened.**

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**PUBLIC COMMENT.....**

(9:15 a.m.) **Corbin Wyant**, 782 Mooring Line Drive, presented photographs of horticulture waste dumping that had been occurring on vacant lots in City neighborhoods and expressed concern regarding health and safety issues. Mr. Wyant suggested that the City review its policies to improve procedures in this regard. (The aforementioned photographs are contained in the file for this meeting in the City Clerk's Office.)

Council Member Herms said that he had received similar complaints from residents in Royal Harbor and had transmitted the information to the City Manager. While a Royal Harbor resident had advised him that City staff had said removal of the debris could not occur off these vacant lots, in his neighborhood, he said, and that it had become customary to place lawn debris on vacant lots to avoid piles in front of individual homes, and that the City had until recently always removed it.

City Manager Lee reported that authorization from owners of vacant lots is necessary in order for the City's contractor to remove horticulture debris although City crews do respond to complaints and remove the debris; this however defeats the purpose of a privatized contract, he added. City Manager Lee indicated that several Council Members had also spoken to him regarding this issue.

Council Member Russell suggested more vigilant enforcement as it applies to lawn maintenance contractors who use vacant lots to avoid time and fees in transporting to the landfill. Council Member MacIlvaine however expressed the view that horticulture dumping is a problem

throughout the City, also attributing the majority of the problem to private contractors. Mr. MacIlvaine indicated that it is nevertheless the City's responsibility to remove it, although enhanced investigation may yield better enforcement.

**Sharon Kenny, 411 17<sup>th</sup> Avenue South**, also presented photographs (contained in the file for this meeting in the City Clerk's Office) depicting various sites of illegal horticulture dumping. Speaking on behalf of Aqualane Shores, she said residents expressed concern not only regarding unsightliness, but also safety and health hazards. Ms. Kenny indicated that private lawn maintenance companies as well as Florida Power and Light (FPL), not necessarily residents, are dumping the majority of horticulture waste. Ms. Kenny suggested that the City review its current practices and reassume the responsibility for this function. **Doug Newman, 2800 Crayton Road**, said that he supports previous comments and identified a difficulty regarding horticulture debris; namely, the lack of "by request" pick up service not available from the private contractor. Mr. Newman also indicated a desire to have horticulture debris removal be restored as a function of the City.

Mayor MacKenzie noted that despite anticipated cost savings through using a private contractor for horticulture debris removal, she had had little positive feedback and numerous complaints. She requested that City Manager Lee address this matter in the best interest of the City and its residents. Also, Mayor MacKenzie said that it is the City's responsibility to investigate and deal with lawn companies illegally dumping horticulture debris. Council Member Herms concurred, expressing dissatisfaction with the manner in which the private contractor functions. Performance should improve or the City should reassume responsibility for this service, he said. Council Member MacIlvaine also advocated placing the contractor on notice, and Mayor MacKenzie indicated that both staff and equipment had been retained from the time the City had performed this function.

**CORRESPONDENCE/COMMUNICATION .....**

Council Member Taylor said that the current noise ordinance does not protect residents from noise generated by air conditioning units and other mechanical devices and asked that Council direct the City Manager to initiate a review of the noise ordinance. Mayor MacKenzie suggested that this be addressed at a future workshop. Mayor MacKenzie asked City Manager Lee to confirm that the City's channel designation would not be affected by the anticipated numbering revision by Comcast cable television.

**ADJOURN .....**

12:06 p.m.

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Bonnie R. MacKenzie, Mayor

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Tara A. Norman, City Clerk

Minutes prepared by:

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Pamela M. Koepke, Recording Specialist

Minutes Approved: 11/5/03