



City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

---

**City Council Workshop Meeting – October 13, 2003 – 8:31 a.m.**

---

Mayor MacKenzie called the meeting to order and presided.

---

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

**Present:**

Bonnie R. MacKenzie, Mayor  
Gary Galleberg, Vice Mayor

**Council Members:**

Joseph Herms – arrived at 8:33 a.m.  
William MacIlvaine  
Clark Russell  
Penny Taylor

**Absent:**

Tamela Wiseman

---

**Also Present:**

Robert Lee, City Manager  
Pamela Koepke, Recording Specialist  
Karen Kateley, Administrative Specialist

**Naples Airport Authority:**

Peter Eschauzier  
Eric West  
Ted Soliday  
Joseph McMackin

Other interested citizens and visitors.

**Media:**

Dianna Smith, Naples Daily News

---

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

No changes.

**BRIEFING BY CITY MANAGER.....ITEM 3**

City Manager Robert Lee made reference to his written report and other relative documents (copies of which are contained in the file for this meeting in the City Clerk's Office). Regarding horticulture debris removal, City Manager Lee said that two actions were taken: 1) beginning October 6, 2003, the City's private horticulture contractor would be removing all debris in the public rights-of-way at both developed and vacant lots; and 2) staff will monitor use of vacant lots for placement of debris to prevent illegal dumping of yard waste by lawn maintenance companies.

City Manager Lee said that in response to a complaint, beginning October 11 Lowdermilk Park restrooms would be open from 7:00 a.m. to 10:00 p.m. daily and that the hours for both the

restrooms and the concessions would be posted at the park entrance. Vice Mayor Galleberg however questioned the advisability of restrooms being open after the park closes at dusk. City Manager Lee indicated the closing hour could in fact occur shortly after dusk. Mayor MacKenzie suggested that staff responsible for closing the entrance gate also ensure the restrooms are locked. City Manager Lee agreed.

Council Member Russell said that he had received complaints that the restrooms at the Cambier Park bandshell did not coincide with events and activities at Cambier Park. Mr. Russell suggested therefore also coordinating restroom hours at the bandshell to events on Fifth Avenue and Cambier Park. Mr. Russell also suggested input from Police & Emergency Services (PESD) as a valuable component to the decision. Council Member Taylor concurred due to previous undesirable activities that had occurred at the City's public facilities.

**REVIEW OF ITEMS ON 10/15/03 REGULAR MEETING AGENDA.....ITEM 4**

To be added: **Items 16a and 16b** (Wilkinson House) City Manager Lee advised that these items would be added regarding public hearing and processing procedures. To be continued: **Item 11** (departmental reorganization) City Manager Lee requested continuation of this item to clarify nomenclature; **Item 13** (sludge hauling) City Manager Lee requested continuation of this item as well as **Item 14** (marine engineering services) for the contractor to obtain liability insurance. **Item 8c** (lethal yellowing) Vice Mayor Galleberg requested breakdown of bids received; Council Member Taylor requested information regarding a purported new cure for the disease; and Mayor MacKenzie requested identification of the party responsible for removing infected palm trees on private property. **Item 9** (sandwich board signs) Mayor MacKenzie advised this would be a First Reading due to substantive changes and inquired as to reasoning for amendments to Section 106-35(f). **Item 15** (general election) Mayor MacKenzie reminded Council Members regarding Canvassing Board nominations.

---

**Recess: 9:14 a.m. – 9:20 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.**

---

**NAPLES AIRPORT AUTHORITY QUARTERLY UPDATE.....ITEM 5**

Naples Airport Authority (NAA) Commissioner Peter Eschauzier presented the quarterly update (Attachment 1). Council Member Taylor inquired as to various litigation, and Naples Airport Authority legal counsel Joseph McMackin advised of a decision expected by early next year regarding the Continental Aviation matter with non-binding arbitration beginning on October 31, and the trial commencing on December 2.

Council Member Taylor inquired as to possible budgetary impacts of proposed incentives to commercial carriers, but Commissioner Eschauzier explained that incentives would occur only after a carrier was in place and revenues actually generated.

With regards to ongoing exotic tree removal, Council Member Taylor expressed concern for the Australian pine canopy along North Road. Executive Director Ted Soliday explained that the NAA had been taking action under the City's ordinance and would continue to maintain the canopy unless directed otherwise by Council; however, he said, the NAA in the future would be asking direction due to the high cost of maintaining this canopy. After further discussion

regarding issues as encroachment onto the roadway, Commissioner Eschauzier advised the melaleuca tree removal is however handled under a state mandate.

Mayor MacKenzie inquired as to NAA and Collier County coordination regarding potential Gordon River bridges adjacent to the airport. Commissioner Soliday said that an NAA staff member is involved with the Metropolitan Planning Organization (MPO) technical staff and while the NAA had been involved in studies, a formal presentation had not occurred. Further discussion ensued regarding potential additional roadways, their possible locations as well as the possible impacts to the airport and adjacent residential areas.

In response to Council Member Taylor, Director Soliday advised that approximately 10-15% of revenues are attributable to T-hangar rental while slightly over 50% the budget is represented by fuel sales.

Citing a fuel price range from 28 to 44 cents per gallon above other major airports, Council Member Taylor requested further information on this issue. Mr. Soliday explained that fuel flowage fees differ because, unlike larger airports, self-fueling is allowed at Naples Airport. In addition, he said, the base cost per gallon in Naples is computed to help maintain the operations. Commissioner Eschauzier however pointed out that the NAA does derive revenue from self-fueling and Commissioner Eric West asserted that the issue regarding fueling is complicated and fuel prices are very competitive at Naples Airport.

**Public Comment:** (9:53) **George Frye**, Naples, Florida, said he believed that alternatives to the Stage 2 jet ban could be more cost effective and avoid potential loss of Federal Aviation Administration (FAA) funding. He also said he was concerned that Phase 2 of the airport lighting project had been abandoned due to lack of funding. Mr. Frye also indicated that NAA's persistence in maintaining refueling rights would stifle public and private business development at the field.

Commissioner Eschauzier questioned the relevancy of Mr. Frye's comments regarding expenditures for the Stage 2 jet ban since the process was nearing completion, and he also noted that the lighting system, though old, is in fact not a safety hazard. During this discussion both Mayor MacKenzie and Vice Mayor Galleberg pointed out that NAA, not the City, directs airport operations. Mayor MacKenzie also noted that Council's power is limited to appointment of NAA commissioners and airport zoning within certain constraints.

Mr. Frye however continued his comments by asserting that the airport is in City ownership and that he believed it to be the Council's duty to be enlightened regarding issues involving both airport users and FAA funding. He cited long-term involvement in these matters but said the NAA had not accepted his offers of assistance.

In further discussion of the Stage 2 jet ban, Mayor MacKenzie pointed out that despite relatively few Stage 2 jets utilizing the Airport, these models account for 40% of the noise complaints received. Mr. Frye however reiterated his concern regarding the possible permanent loss of FAA funding for the Airport.

Council Member Taylor then observed that with Commissioner Eschauzier's resignation, Council was in a position to appoint a commissioner that could bring a different perspective on the Stage 2 ban. She said that while she does not advocate abandoning the Stage 2 jet ban, the level of expenditures thereon should be carefully studied since Stage 2 jets are being slowly phased out of service nationwide. Promising to provide Council with a forthcoming noise report, Director Soliday said there were still substantial aircraft flying that are considered Stage 2 and could in fact be in service beyond 2020, which he said is the basis for FAA claims that NAA was too aggressive in this regard. Commissioner Eschauzier said that to therefore withdraw the ban would be what he characterized as political folly.

In response to Council Member Herms, Mr. Frye indicated that he has been involved with airport operations at many levels since 1961.

**PUBLIC COMMENT .....**

None.

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

Council Member Russell requested the status of formation of a potential City of Naples land trust.

Council Member MacIlvaine requested that the ordinance dealing with the subdividing of property be expedited. In response to Council Member Taylor, City Attorney Pritt confirmed there are still some areas of the City where there is no requirement to notify the City of plans to subdivide lots; recording in the public records of Collier County is required. Then in response to Vice Mayor Galleberg, City Attorney Pritt advised that there are nevertheless certain levels and lot sizes that do not fall within the City's jurisdiction in this regard. Mayor MacKenzie therefore requested a requirement for City Council or administrative staff review of all lot subdivision requests within the City limits.

Vice Mayor Galleberg inquired as to proposed improvements to Third Street North between Central and Seventh Avenue, as well as improvements to Third Avenue South. City Manager Robert Lee said that staff had responded to requests for improvements and advised that an inventory of Capital Improvement Projects (CIP) and schedules would be forthcoming. Mayor MacKenzie requested that affected neighborhoods be apprised of upcoming projects. Council Member Herms inquired as to the bid award process for CIP's, an upcoming legal conflict waiver requiring alternative counsel, and possible regulation of chemicals adversely affecting the quality of run off from local golf courses. (It is noted for the record that a memorandum dealing with this latter subject from Public Works Director Dan Mercer is contained in the file for this meeting in the City Clerk's Office).

Council Member Taylor, referred to a letter from Mr. and Mrs. Douglas Finlay (a copy of which is contained in the file for this meeting in the City Clerk's Office) regarding construction debris being left on bike paths and inquired as to the party responsible for removal. Miss Taylor also inquired as to a policy when proposed sidewalk construction is opposed by neighbors. She also mentioned continuing noise complaints from air conditioning units along Tenth Street South.

**ADJOURN** .....  
10:19 a.m.

---

Bonnie R. MacKenzie, Mayor

---

Tara A. Norman, City Clerk

Minutes prepared by:

---

Pamela M. Koepke, Recording Specialist

Minutes Approved: 11/19/03