



City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

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**City Council Workshop Meeting – January 20, 2004 – 8:33 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:**

Clark Russell  
Penny Taylor

**Absent:**

William MacIlvaine  
Tamela Wiseman

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**Also Present:**

Robert Lee, City Manager  
Ann Marie Ricardi, Finance Director  
David Lykins, Community Services Director  
Jon Staiger, Natural Resources Manager  
Karen Kateley, Administrative Specialist  
Michael Kline, Dock Master  
Cheryl Boutot, Information Services

Kim Kelley  
Henry Kennedy  
Willie Anthony  
William Reddick Jr.  
Joe Biasella

Other interested citizens and visitors

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

No changes.

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

City Manager Robert Lee provided his written report (a copy of which, along with other pertinent documents, are contained in the file for this meeting in the City Clerk's Office). The following topics were included: the Norris Center update; the Capital Improvement Project (CIP) update; the new utility billing format; the Naples Sailing and Yacht Club parking requirements; the uniform crime report with other statistical data; and the COBRA and retiree health insurance rates.

City Manager Lee then noted that on January 13, a boater suffered what appeared to be a heart attack at the City Dock, and that Dockmaster Mike Klein immediately performed CPR on this individual who is currently recovering. Council publicly commended Mr. Klein for his actions in this regard.

Vice Mayor Galleberg received confirmation that the uniform crime report includes all reported crimes regardless of outcome. He also requested that the City Manager reinstate the monthly

neighborhood crime reports, and that the Police and Emergency Services Department (PESD) focus on better investigation relative to property related crimes.

In response to Council Member Taylor, City Manager Lee confirmed that the Tenth Street roadway improvements would occur south of Central Avenue. He also indicated that the improvements on the street near Fun Time Nursery would accommodate scheduled improvements at that facility.

Council Member Russell noted that the City had decided to work with the residents of Pelican Bay and with Collier County to amend procedures to prevent the opening of Crayton Road under any circumstances. City Manager Lee said he would pursue this.

Mayor MacKenzie asked whether an amended contract for the Banyan Boulevard medians would be forthcoming since it was her understanding that the work would extend into February although the project had been slated to end in January. She said however that a concerted effort had been made for the contractor to complete the work quickly and did not understand why delays had occurred. City Manager Lee indicated that he would check into the matter.

**REVIEW OF ITEMS ON 1/21/04 REGULAR MEETING AGENDA.....ITEM 4**

**Item 10 to be withdrawn** (second reading of ordinance, Lorcar, Rezone Petition 03-R8). **Items to be Added:** **Item 16** (Norris Center) contract amendments; **Item 17** (Coastal Advisory Committee) and discussion item regarding County's recommendation for reinstatement of Ron Pennington; Council Member Taylor requested clarification on Mr. Pennington's term limits and background regarding re-appointments. **Item 6** (channel dredging) Council Member Taylor requested that mention of the Naples Sailing and Yacht Club be excluded from the staff memo. **Item 7** (2045 9<sup>th</sup> Street North-liquor sales permit) Council Member Russell requested information on the various types of liquor licenses available. Vice Mayor Galleberg asked for information concerning the framework of the respective State law and local ordinances and how they work together. Additionally, Mr. Russell asked for clarification on the types of liquor licenses currently held by other restaurants. Mayor MacKenzie requested explanation on how the previous liquor store owner obtained his license. **Item 9-a** (minutes) Council Member Taylor asked for amplification of the December 17, 2003, minutes on Page 21 regarding City Attorney Pritt's recommendation, specifically pertaining to the County cable television policy and asked that the entire City Attorney memorandum and attachments be included with the minutes. Additionally, she requested that her comments prior to Mayor MacKenzie's motion to allow the League of Women Voters to use Council Chamber be included. She said she believed that the League's use had been disapproved although it remained on the list of upcoming events in the Council Chamber. However, City Manager Lee indicated the disapproval pertained only to broadcast on the City's cable television channel, not the use of the Chamber; therefore, Miss Taylor requested clarification on that point also. Vice Mayor Galleberg suggested that the minutes therefore be continued and said that while the minutes are thorough, it is under the Clerk's discretion as to what is included. Miss Taylor agreed to the continuance if the revisions were not ready for review by the next day. **Item 13** (2003-2004 Budget amendments) Council Member Russell requested the minutes of the original approvals for the Norris Center along with documentation submitted to Council, and a breakdown of funding for landscaping. Vice Mayor Galleberg requested the historical background of budgetary amendments for the Norris Center. City Manager Lee advised that additional funding for exterior landscaping had not been included

in the original budget. Community Services Director David Lykins explained that during the 2003-2004 budget review, a capital improvement utility tax project had been created to include the exterior landscaping elements for the Norris Center and the current request is to add additional funds as the original estimate had been insufficient. He further advised the approved retaining wall had depleted those funds. City Manager Lee added that the request is being made in an effort to complete the Norris Center project.

**INTERVIEW WITH DESIGN REVIEW BOARD CANDIDATE.....ITEM 5**  
(9:06 a.m.) William Reddick Jr.

**DISCUSSION OF WILKINSON HOUSE PROCEEDS.....ITEM 6**

City Manager Lee presented an overview regarding potential uses of the Wilkinson House sale proceeds (Attachment 1). He confirmed for Vice Mayor Galleberg that in fact the sale of the Wilkinson House generated approximately \$5 million; however, cash proceeds were \$4 million (Attachment 1, Page 6) after payoff to the Historical Society. City Manager Lee further advised that \$1.9 million had been borrowed from park grant funds to pay off the Wilkinson House debt.

City Manager Lee clarified for Vice Mayor Galleberg that the cost to complete the Fleischmann Park project was at that time strictly an estimate although the scope of work for the project is anticipated soon. He also noted that the recommendation for the Wilkinson House sale proceeds is to allocate \$1,550,000 for the Norris Center and Fleischmann Park projects and to allocate \$3,721,000 for paying down the Naples Preserve bonded indebtedness.

Council Member Russell took issue with some elements of the Norris Community Center project being purposefully left out of the original budget and asked whether those elements had now been included in the total cost estimate presented (Attachment 1, Page 9). Community Services Director David Lykins confirmed those elements had been included in the presentation. Mr. Russell inquired as to anticipated donations, to which Mr. Lykins advised that only \$150,000 had been received thus far, although other donations were anticipated. Mr. Russell suggested greater effort be applied and Council Member Taylor suggested naming potential ~~donors~~ contributors to better effect receipt of committed funds. Mr. Lykins said that some donation commitments were verbal, and had not come to fruition.

Revised

Although Mr. Russell expressed concern regarding continued allocation of funding for the Fleischmann Park project without a master plan in place, City Manager Lee said that upon completion of the master plan, more accurate figures would be available.

In response to Vice Mayor Galleberg, Mr. Lykins reported that the Sea Gate Park project was complete except for the water habitat which was still in the planning stages; he also noted that there are currently no funding issues requiring attention at this time. Mr. Galleberg then expressed concern for the Pulling property budget being insufficient. Mr. Lykins however explained that that project had been turned over to the Construction Management Department to conduct surveys and take soil samples in an effort to create a plan and determine cost estimates for the project. Mr. Lykins warned however that funding may not be sufficient to complete all elements of the Pulling master plan in the first phase.

Vice Mayor Galleberg said he understood that there had been consensus on City Council to utilize the Wilkinson House sale proceeds to complete the ongoing parks projects and that any

monies available after repaying the \$1.9 million borrowed from the park bond issue should be reserved for other needs such as the pension deficit.

Community Services Director Lykins confirmed for Mayor MacKenzie that the park lighting funds had been utilized for Fleischmann Park when the efforts to light the elementary and middle school had been abandoned. City Manager Lee also explained that the tree program funding was included in the spreadsheet, however it would remain a separate project. (See Attachment 1, Page 9)

Director Lykins then commented on plans to enclose the drainage ditch along Goodlette-Frank Road and create a linear park adjacent to Fleischmann. Because this in fact had not been a priority, it had not been factored into the Fleischmann Park project estimates. He further explained that since the park bond project had been identified in haste several of the master plan elements had been inadvertently excluded. Nevertheless, Mr. Lykins assured Council that proper due diligence was being exercised relative to the creation of the Fleischmann Park master plan, which should eliminate the need for further budgetary amendments. The original estimates presented to Council were extremely under-estimated and the infrastructure needs had not been fully accounted for, Mr. Lykins added.

Council Member Russell asked when the master plan could be anticipated and said that he was not prepared to support expenditures absent specific elements and costs. City Manager Lee suggested repaying the \$1.9 million borrowed from the park bond issue and reserving the remainder for future use. While Vice Mayor Galleberg supported repaying the bond issue he stressed that the remaining funds should be reserved specifically for park projects. Mayor MacKenzie and Council Member Taylor agreed.

**Public Comment:** (9:52 a.m.) **Kim Kelley**, 600 Portside Drive, Chair of the Community Services Advisory Committee, also offered her support for repaying the re-allocated park bond funds and reserving the remainder of the proceeds for park projects. While praising the Council for the improvements to the community, Mrs. Kelley nevertheless cautioned that further delays would increase the overall expense to park projects. She therefore urged that the Fleischmann Park master plan be expedited.

***Consensus to allocate \$1.9 million for reimbursement into the Naples Preserve Bond Debt and reserve the remaining proceeds for park projects.***

**PUBLIC COMMENT**.....

(10:00 a.m.) **Henry Kennedy**, Tarpon Road, said that the Naples Sailing and Yacht Club is required by ordinance to be responsible for a portion of dredging expense to be incurred in the immediate area (Item 6 on 1/21/04 regular meeting agenda). Diagrams, he said, depicting the areas to be dredged are not current and violate the City's marina citing criteria as well, he added. He requested this matter not be finalized until the discrepancies had been addressed.

In response to Vice Mayor Galleberg, Natural Resources Manager Jon Staiger said there was currently no dredging permit request; the request is just for the City, as sovereign of the Naples Bay, to be the dredge project sponsor and the permit applicant. Council Member Taylor requested a review of the dredging ordinance and any schematics and also a comparison of where the Naples Sailing and Yacht Club plans to dredge in conjunction with the ordinance.

**CORRESPONDENCE / COMMUNICATIONS** .....

Revised

Council Member Taylor requested that the e-mail, sent to Council Member Russell from Sharon Paddy Patti, be distributed to Council. She also requested improved notification to volunteers when being interviewed by Council for board and committee vacancies and she requested a status of the Federal Emergency Management Agency (FEMA) base flood elevation limits. Council Member Russell offered an explanation for his absence from the previous Thursday's Southwest Florida Regional Planning Council (SWFRPC) meeting.

**ADJOURN** .....  
10:15 a.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: 2/18/04\_\_\_\_\_