



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – August 14, 2006 – 8:29 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALLITEM 1

Present:

Bill Barnett, Mayor
Johnny Nocera, Vice Mayor

Council Members:

William MacIlvaine
Gary Price, II
John Sorey, III
Penny Taylor
William Willkomm, III

Also Present:

Robert Lee, City Manager
Robert Pritt, City Attorney
Vicki Smith, Technical Writing Specialist
Victor Morales, Chief of Police & Emergency Services
Tara Norman, City Clerk
Jessica Rosenberg, Deputy City Clerk
David Lykins, Community Services Director
Dan Mercer, Public Works Director
Cheryl Boutot, Network Specialist
Robert Middleton, Utilities Director
Ann Marie Ricardi, Finance Director

Henry Kennedy
Jim Boula
Harriet Nolan
Gerry Storch
Larry Keeseey

Media:

Aisling Swift, Naples Daily News

Other interested citizens and visitors.

SET AGENDA.....ITEM 2

MOTION by Price to SET AGENDA AS PRESENTED; seconded by Taylor and unanimously carried, all members present and voting (MacIlvaine-yes, Nocera-yes, Price-yes, Sorey-yes, Taylor-yes, Willkomm-yes, Barnett-yes).

PUBLIC INPUTITEM 3

Jim Boula, 702 Broad Avenue South, expressed appreciation that the application to the Florida Department of Environmental Protection (DEP) for utilization of the Crayton Cove mooring field had been completed ahead of schedule, expressing the hope that the anchorage could be open within approximately eight weeks after approval by the Governor and Cabinet. Council Member Taylor thanked Mr. Boula for his vigilance regarding this process. (See also Page 7 for comment at the conclusion of the meeting.)

.....**ITEM 4**
INTERVIEW WITH CANDIDATES FOR THE EAST NAPLES BAY SPECIAL TAXING DISTRICT.

Deputy City Clerk Jessica Rosenberg informed Council of the withdrawal of candidate David Capito. The remaining applicant, Scott Dunnuck, was interviewed.

.....**ITEM 5**
DISCUSSION OF ORDINANCE RELATING TO DOGS IN CITY PARKS (*Requested by Mayor Barnett*)

Mayor Barnett explained that during review of Section 46-70 in conjunction with recodification of the Code of Ordinances, Council Member Sorey had urged either enforcement or amendment of the provision regarding pets in City parks. Council had therefore concluded that the ordinance should be enforced, but during the Council's summer recess various pet owners had expressed frustration that they could, after doing so for many years, no longer bring their pets with them. Mayor Barnett provided photos depicting pet facilities at various public parks. (It is noted for the record that a printed copy is contained in the file for this meeting in the City Clerk's Office.) He recommended that the current ordinance either be repealed, or amended so that responsible pet owners could bring their pets to the parks. Following further discussion Council Members agreed to amend the ordinance, with Council Member Sorey stressing that allowing pets in City parks is a privilege, not a right.

Consensus to draft an ordinance amendment permitting pets in City parks, but not beaches, and requiring that they be leashed or appropriately restrained and under owners' control at all times; owners are to remove and properly dispose of all animal waste and be held liable for all actions of their pets.

Public Comment: Harriet Nolan, 625 Parkview Lane, expressed gratitude for Council's decision and pointed out that people often consider their pets to be members of their families. **Gerry Storch, 625 Parkview Lane,** agreed with Ms. Nolan. Vice Mayor Nocera suggested the possibility of establishing an area of the beach where dogs would be permitted, saying that the dog beach in Bonita Springs is the only one presently available. Council however reiterated support for the above consensus which precludes dogs from being taken to Naples beaches.

.....**ITEM 6**
DISCUSSION REGARDING NAPLES DAILY NEWS PROPERTY ON CENTRAL AVENUE (*Requested by Council Member Taylor*)

Council Member Taylor gave a brief overview of the information included in her August 2, 2006, memo to Council (Attachment 1) regarding the possible purchase of the Collier County Publishing Company/Naples Daily News site. She emphasized that acquiring this property would constitute the City's last opportunity to provide workforce housing within its boundaries, pointing out that development could occur without the City relinquishing control by undertaking a process similar to a successful effort by the Collier County Commissioners. This opportunity should not be missed, she said, and advocated taking the matter before the electorate.

Council Member Sorey recommended however that the Council first determine the following: 1) whether only City employees would be eligible and under what criteria; 2) whether the City should partner with other entities, such as the Collier County Housing Corporation (CCHC) or Naples Community Hospital (NCH), or solely develop the project; and 3) whether units would be sold or rented. If sold, he said, the issue of equity gain must be considered, although 99-year land leases would allow the property to be mortgaged by the buyer. Mr. Sorey therefore urged that various issues be addressed before bringing this item to the voters, especially in light of the

projected cost. He also suggested that other, less costly property be considered as well as property already owned by the City, such as the lots in Golden Gate estates (see Attachment 2), or the possibility of building above anticipated pedestrian walkways in the future development of Four Corners (US 41 and Fifth Avenue South) or the Fifth Avenue Parkway. He urged that Council explore all possibilities, thus enabling a factual presentation to the public.

Discussion continued with Council Member Price acknowledging the points made by his colleagues, but also citing concerns regarding loss of greenspace if density in such projects were increased to control costs. Nevertheless, he said he feared that the property in question would be too costly for this purpose; however, research into the matter could in fact aid in determining an appropriate property.

Council Member MacIlvaine suggested that inclusion of deed restrictions by the seller of the property in question would further lower the cost of the property; nevertheless, he said that there is a need of public input before going forward with any referendum. Vice Mayor Nocera also voiced caution because of the land cost and an increase in the number of residents in the City. Mayor Barnett pointed out that while he also supports Council Member Taylor's efforts with regard to workforce housing, the property identified is not presently on the market and most likely would not be for two to three years. He concluded however that he would support pursuing the property when available, and continuing to gather information in the interim.

Council Member Taylor noted that the definition of workforce housing and eligibility was established in House Bill 1363 (2006 State Legislative Session), characterizing the CCHC as a source of information regarding grants to which the City would be entitled. Miss Taylor also noted that the Naples Daily News property is located in a commercial area and future residents of the site might be able to walk to work. She further pointed out that the cost of such a project could be offset by incorporating commercial uses on the ground floor or building on the north portion of the lot and selling the southern portion.

Council Member Price suggested seeking input from residents as to their level of commitment to rectifying the workforce housing issue. Council Member Sorey reiterated the need to closely examine City-owned properties for this use, and Council Member Willkomm agreed, noting that the solution to the dilemma lies with property already owned by the City.

City Manager Robert Lee noted that affordable housing has been included on the September 5 workshop agenda and suggested that staff provide the following: 1) an update of House Bill 1363 and identify specific needs of workforce housing; 2) a review of all existing City owned properties for utilization; and 3) criteria for establishing a vision plan of affordable housing needs for the City and its employees. Mayor Barnett asked that staff also offer utilization plans for the Golden Gate properties.

Public Comment: Henry Kennedy, Pelican Avenue, said that while he fully supports affordable housing it would not be within the city limits, in part because the development allowed by the Council had contributed to the high cost of land precluding economic construction of workforce housing. He recommended that the Council give a possible referendum further consideration and continue to pursue affordable housing.

Referencing the July 2006 Human Resources report, Council Member Taylor requested clarification of the percentage of the City workforce considered part-time. (It is noted for the record that the aforementioned report is contained in the file for this meeting in the City Clerk's Office.)

PRESENTATION OF WATERSIDE SHOPS EXPANSION UPDATE.....ITEM 7

Public Works Director Dan Mercer gave an electronic presentation (a printed copy of which is contained in the file for this meeting in the City Clerk's Office) noting that the Waterside Shops currently have zoning in place for the expansion and that the project is evolving at this time. He continued that The Forbes Company, developers of the center, has completed the conceptual phase and is now undertaking the actual planning process, which precludes the permitting process. The Forbes Company has placed a set of construction plans in the City Council office area (a copy is also included in the file for this meeting in the City Clerk's Office), Mr. Mercer added.

He then explained a parking structure would be erected on the west side of the property near West Boulevard, but stressed that trip increases due to the expansion were not expected to exceed the level of service assigned to impacted streets. Council Member Taylor stated that the Crayton Road Association had however sought a left turn only onto Seagate Drive from the shopping complex. Director Mercer replied that the Forbes Company had yet to make a decision regarding this and other issues, which had been raised by the City. Council Member Price said that he also supported restricted access onto West Boulevard as a left turn only. Director Mercer pointed out that of the seven access points to be considered, the goal is to force retail traffic back onto US 41 from the shopping complex. Further discussion then involved various traffic patterns at the US 41/Pine Ridge Road intersection with Director Mercer noting that the Forbes Company has added a northbound left turn lane and that Collier County is considering a traffic management system for this area if necessary. In conclusion, Director Mercer noted additional entry islands recently placed by the City on Seagate Drive at West Boulevard and Crayton Road with the intent of aiding in diverting traffic away from residential areas to US 41.

Attorney Larry Keeseey, representing the Forbes Company, pointed out that at this time no approvals are being sought from either Collier County or the City of Naples since zoning is in place; that approval was given in 2004 for 1,730 peak hour trips even though current documents depict only 1,597, in fact accruing to less impact than anticipated in the earlier approval. Council Member Price noted his intent to closely monitor the correctness of the impact study but expressed his appreciation for the cooperation exhibited by the Forbes Company. With regard to the aforementioned left turn only (eastbound) onto Seagate Drive, Mr. Keeseey said that this would be considered in the future if it is found by the County to be necessary and the Forbes Company would not oppose.

.....**ITEM 8**
PRESENTATION OF RECLAIMED WATER LINE EXPANSION PROJECT UPDATE

(It is noted for the record that a printed copy of an electronic presentation and documentation pertaining to this item referenced during the discussion are contained in the file for this meeting in the City Clerk's Office.) Utilities Director Bob Middleton said that at that meeting staff's intent was to update Council on details of the Raw Water Master Plan (RWMP), noting that on the agenda for that week's regular meeting would be a recommendation to award a bid for an exploratory ASR (Aquifer Storage and Recovery) well as part of the project. He pointed out that the principal transmission distribution main from Central, south to the end of Gordon Drive

(deemed Sub-phase 1) is to be completed by January, 2007; bids for construction of distribution mains in the Port Royal (Sub-phase 1b) area had recently been opened. Planning of Sub-phase 1b (the area north of Port Royal encompassing Old Naples north to Central Avenue) is 60-70% completed with bidding in early 2007 and completion of the entire project in late 2008.

Director Middleton then explained it will be necessary for special assessments to be included on the November 2007 tax rolls as opposed to 2006 as previously anticipated. These assessments are based on Equivalent Residential Units (ERU's) (Attachment 3) and equal \$2,398 each. However, he added any grant funding that might be available for the following year had not been included in the above referenced ERU calculation. In response to Council Member Sorey, Director Middleton explained why the ERU cost is substantially higher for the Sub-phase 1b lots (\$5,531) caused both on a greater number of units over Sub-phase 1a as well as the configuration of the streets. Public Works Director Dan Mercer also pointed out that cost estimates were based only on projections from the engineers and not on actual bid costs. Noting that costs cited at that time were actually less than the original estimates, Council Member Sorey commended staff members on their efforts.

Director Middleton reported that residents had questioned whether connection to the system would be mandatory if they already have an irrigation well, however, he said, all residents should share in the cost of the reuse water distribution system, although residents not using the service will not be charged the connection fee. Nevertheless, he said, while residents without an alternative water supply on their properties are not at present required to install backflow preventers, these devices will be required upon installation of the new reuse water system, and is not included in the estimate provided. The cost of a backflow preventer is approximately \$300 to \$400, and a new meter must also be installed on existing irrigation systems. Director Middleton said that while the City would place this meter on the same side of the home as the meter for potable water, connection to the irrigation system must be done by the homeowner. The \$1,500 connection fee includes the two-inch service line from the reuse water main line onto the property where the meter box will be installed, but reiterated that connection to the meter is at the homeowner's cost.

In conclusion, Director Middleton gave a brief review of assessment payment options (Attachment 4), either a one-time payment or an assessment over a ten-year period. He noted that the estimated costs might be less if grant funding is incorporated. The distribution main in both Phase 1 and Sub-phase 1a had in fact shown lower costs than originally estimated.

In response to Council Member MacIlvaine, Finance Director Ann Marie Ricardi explained that the 3.5%, tax collector/property appraiser fee and administrative costs is a contractual arrangement with Collier County to manage the tax rolls.

Council Member Sorey reported that he had received numerous positive responses regarding this project, expressing the view that most citizens are coming to realize the importance of the project, especially as an effort to improve the water quality of Naples Bay. Apart from grant funding which he said should continue to be pursued, Mr. Sorey expressed concern that no funds had been budgeted in the coming year for the ASR plan, pointing out that one of the main concerns is maintaining sufficient reclaimed water supply to support Phase 1. He also said that he supports staff's recommendation not to charge a connection fee if properties have irrigation

wells and continue to use that type of irrigation system. Mr. Sorey also expressed interest in collaborating with the County in selling excess potable water when available. Stressing that potable water must not be used for irrigation purposes; Mr. Sorey noted the \$100,000 Big Cypress Basin Board matching grant to study the possibility of extracting water from the Golden Gate Canal system to supplement reuse water irrigation systems.

Council Member Price advised that he had however received many negative comments regarding this project and that he was concerned regarding system capacity because there was no guarantee to the property owners funding it that sufficient water will be available during the dry season. Furthermore, he said, it appears that ASR wells, requiring additional funding, are necessary to make the system function at capacity. Director Middleton explained that while the City currently has an excess of reclaimed water, a supplemental water supply system will be necessary during the dry (winter) season with implementation of Sub-phase 1b. He also pointed out that this system had however been mandated by the State and that grant applications for funds from the State will not be realized until 2007 for Sub-phase 1b. Mr. Price requested that Council be provided with the cost to be absorbed by residents if for some reason Sub-phase 1b is not completed.

Council Member Taylor pointed out that ASR technology is appealing as opposed to a supplemental supply like the Golden Gate Canal currently used by Collier County customer demand. Council Member MacIlvaine, however, stated that since the Golden Gate Canal is the greatest source of polluted water flowing into Naples Bay, it would be appropriate to treat and use this water for irrigation.

Council Member Sorey reiterated his position that the critical goal is to eliminate the discharge of reclaimed water into Naples Bay and requested a depiction of annual discharge from the wastewater treatment plant, minus that which is used, and what is needed to maintain capacity of the system. Mr. Sorey concluded by saying that the two issues of greatest importance are that potable water not be used for irrigation and that reclaimed water not be discharged into Naples Bay; he said he believes that additional funding will be forthcoming from the Big Cypress Basin Board.

In response to Vice Mayor Nocera, Director Middleton indicated that due to the expense of treatment, salt water was not being considered while fresh water supplies are available. Council Member Willkomm indicated his concurrence with Council Member Price's reservations regarding building a reclaimed water system if in fact it cannot meet the demand and expressed a lack of confidence in ASR technology's ability to prevent contaminants from entering the potable water supply through possible defects in the ASR wells themselves. Council Member Taylor however reiterated that the City has been required by the Florida Department of Environmental Protection (FDEP) to provide this system due to the pollution of Naples Bay. Mr. Sorey also noted that property owners must be educated as to the cost savings in reuse versus potable water for irrigation, and City Manager Robert Lee added that there will be a definite savings, although as yet undetermined. Mr. Sorey asked that this determination include the length of time required to retire the debt.

Recess: 10:37 a.m. to 10:53 a.m. It is noted for the record that all Council Members were present when the meeting reconvened.

BRIEFING BY CITY MANAGER.....ITEM 9

(It is noted for the record that a printed copy of this report is contained in the file for this meeting in the City Clerk's Office.) City Manager Robert Lee referenced three items of note: 1) the City is now in compliance with the FDEP Consent Order regarding the mooring field in Naples Bay; 2) recognition of the Parks & Parkways staff for the work on the City's irrigation system; and 3) introduction of Victor Morales as the new Chief of Police & Emergency Services Department (PESD).

Mayor Barnett requested that staff provide at the September 5th workshop information regarding the zoning of the City-owned properties in Golden Gate Estates, and address the density issue with regard to County regulations and zoning for workforce and/or affordable housing. Furthermore, he requested that all City-owned property within the city limits be identified for this purpose. City Manager Lee noted discussions between the City and Collier County and Naples Community Hospital (NCH) and based on information there from, the Council could give further direction to staff. Council Member Price noted that several groups around the County were in fact meeting and would be helpful in identifying resources for the betterment of the entire community. Council Member Sorey suggested that various Collier County groups provide this input at the aforementioned workshop.

Mr. Sorey next referenced the increase in the number of incident reports involving employees processed during July, asking whether staff could present a strategy to reduce these numbers. City Manager Lee responded that safety classes have begun and pointed out that the report includes all incidents, no matter how minor. Mr. Sorey also asked staff to provide the width of the greenway at North Road, asking that it be reviewed keeping in mind the future needs of the Gordon River Greenway. He then requested adding Naples Bay to the October 2 discussion regarding riprap to improve seawalls. With reference to an upcoming meeting discussion of the stormwater plan/improvements, he requested discussion concerning the possibility of capturing and treating the first inch of stormwater for irrigation, citing such a program in the City of Cocoa. In addition, Council Member Sorey requested discussion regarding the possibility of a ten-year fee schedule to meet the Total Maximum Daily Load (TMDL) requirements also be included in this same item. Council Member Sorey then cautioned that the City-owned properties in Golden Gate Estates are located above the aquifer, therefore necessitating the use of septic tanks to protect the aquifers if any construction takes place. Mr. Sorey continued by suggesting that information regarding the landscape certification program be mailed to all on the current City license roster. In conclusion, noting a memorandum regarding the Alligator Lake Pocket Park, Mr. Sorey asked for a more comprehensive review regarding the status of City lakes, including whether they are in need of dredging, pollution levels, and the slope of the banks to enable more effective use for stormwater retention.

REVIEW OF ITEMS ON THE 08/16/06 REGULAR MEETING AGENDA.....ITEM 10

Mayor Barnett asked that the type of entertainment for Item 6-b(24) (Wedding at Inn on Fifth on 11/04/06) be identified. Council Member Taylor noted that a correction was needed to reflect the proper name, Renaissance Fall Art Festival, in Item 6-b(26) (Art Festival). Council Member MacIlvaine questioned Item 6-l (Emergency purchase of two recycling collection trucks) as to whether the bidding process had taken place. City Manager Robert Lee noted that Item 6-o (Carver Apartments lease amendment) is to be continued to the September 5, 2006, workshop per staff request. Council Member Price requested that staff provide the original plan submission and pertinent examiner notes to establish a chronology of approval for Item 7

(Variance Petition 06-V8, 1680 Dolphin Court), and Council Member Taylor requested a legal opinion regarding City liability for this same item. With regard to Item 8 (Petition 06-GDSP2 and 06-RIS4, Fairfield Inn) Mr. Price also requested clarification of the process to amend plans increasing the square footage. City Manager Lee also noted that Item 11 (Live Entertainment Petition 06-LE2 and Residential Impact Statement Petition 06-RIS6 – Joseph Pappaceno) is continued to a future meeting per a request from the petitioner. Miss Taylor asked for the enforcement process to be clarified concerning Item 15 (residential speed limits).

Public Comment: Henry Kennedy, Pelican Avenue, urged vigilance in the water reuse system as it pertains to the pollution of Naples Bay and questioned the distribution of a \$1-million (South Florida Water Management District/SWFMD) grant which he said had been received for use in the cleanup of Naples Bay. City Manager Robert Lee said that he would provide a written response at that week's regular meeting.

CORRESPONDENCE / COMMUNICATIONS

Council Member Price presented photos depicting possible solutions to the safety of pedestrian and bicycle traffic (Attachment 5) for inclusion in the City's future visioning. Vice Mayor Nocera urged the motoring public to be cautious as schools are now back in session and new speed zones have also been implemented. Council Member Sorey noted his attendance at the Florida League of Cities Annual Conference and stated that the most notable topics were charter counties and water usage. He then requested the status of a response from staff to the Federal Emergency Management Agency (FEMA) letter regarding appraisal methods, which was presented to Council by Falconer Jones during the June 7 meeting. Council Members Sorey, Taylor and MacIlvaine urged public involvement in all future visioning processes.

ADJOURN
11:33 a.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Minutes prepared by:

Vicki Smith, Technical Writing Specialist

Minutes Approved: 9/20/06

**TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
DR. ROBERT E. LEE, CITY MANAGER**

FROM: COUNCIL MEMBER PENNY TAYLOR

DATE: AUGUST 2, 2006

RE: WORKFORCE HOUSING WITHIN THE CITY OF NAPLES

THE BIG PICTURE

The City of Naples is home to the first affordable housing in Collier County. The City currently owns the land under the Jasmine Cay - George Washington Carver developments in the River Park neighborhood and the remaining rental housing in this area is owned privately. It is very difficult to predict what market forces will bring upon this privately held property in the future as redevelopment occurs. House Bill 1363, sponsored by our State Representative Mike Davis, underscores the importance of workforce housing to the continued economic vitality of Florida. This year, counties meeting the required criteria described in this legislation will be eligible for \$5 million in grant money. Public-private partnerships are encouraged in this legislation. Government has and must stay involved.

Today, many new teachers who work in Collier County schools are living in Lee County because they cannot afford the housing in Collier County. Large employers are paying bonuses to attract capable talent to Collier County. The State of Florida has a 3% unemployment rate, which, according to experts, means full employment in our State. (Florida's unemployment rate is the lowest in the country.) People are moving here, and our economic base is expanding. However, Collier County reportedly has the most overvalued real estate in the country. Whether you agree or disagree with the last statistic, it is clear that the cost of housing in Collier County prices the newly arrived nurse, or firefighter or policeman or teacher out of our housing market.

The County has recently rezoned land for approximately seventy-five to ninety units of affordable housing on Santa Barbara. Also, several years ago, the Commission gave \$98,000 to create the Collier County Housing Corporation to provide expertise in the development of affordable workforce housing in Collier County.

THE COLLIER COUNTY PUBLISHING COMPANY SITE

The Collier County Publishing Company site, where the Naples Daily News sits today, is a property consisting of 10.08 acres zoned as D-Downtown District located on Central Avenue. The parcel on the north side of Central is 9.29 acres and the balance is currently used as a parking lot on

the south side of the street. This property abuts the River Park neighborhood to the north. The neighbors of this property include the Neighborhood Health Clinic and the Jasmine Cay neighborhood.

The most recent appraisal of this property by the Naples Daily News based on D-Downtown zoning with mixed use is \$23,100,000.

The Naples Daily News is planning to expand their facilities to a site on Immokalee Road, between U.S. 41 and Goodlette Road. Their investment will be upwards of \$93 million. The rezoning hearing of this Immokalee Road property will be before the Board of Collier County Commissioners on September 12, 2006. If the results of this hearing meet the needs of both the Naples Daily News and the County, the property on Central Avenue will be for sale at the appraised price.

SIGNIFICANCE OF THIS PROPERTY

The opportunity for a public private partnership of this magnitude will likely not present itself again in our City's history. The acquisition and development of this property could be a textbook example of what cities can do to insure the continued economic viability of their infrastructure through public-private partnerships.

Nor too many years ago, there were only three public schools within urban Collier County - Lake Park Elementary, Gulfview Middle School and Naples High School. The teachers, principals and staff who worked in these schools lived in the neighborhoods surrounding their place of employment...i.e. the neighborhoods of our City. In fact, several teachers still live in these homes today. But the newcomer cannot afford the cost of housing within our City...in fact, within much of Collier County.

Naples Community Hospital has just celebrated fifty years of service to Collier County. The main campus of NCH Healthcare is located in the D-Downtown District employing approximately 2,500 people.

According to House Bill 1363, the household income of a family of four earning \$92,540 would qualify that family to live in workforce housing. If the family was three members, then that amount would be reduced by \$5,000 or \$87,540 and so on. The City of Naples currently employs 318 people, of which 155 are single heads of households and would qualify for this housing - roughly 49% of our workforce.

The Collier County Publishing site is within walking distance of a grocery store, three schools and a hospital. It affords the developer of this property an opportunity of increased density (with City Council approval) without disrupting the residential character of our City to the west. The site is surrounded by commercial property, has direct access to a major east-west connector (Central Avenue) which connects two major arteries (Goodlette Road and U.S. 41). Two major employers within Collier County - the School Board and NCH Healthcare, as well as the City of Naples and the Naples Daily News (despite their move) would reap the benefit of workforce housing at this location. The tenants of this property could be from the janitor to the nurse or teacher.

I believe that NCH and other employers have a significant interest in exploring a relationship with the City of Naples that would result in an increase in the availability of workforce housing.

TIMELINE

I am proposing that the voters of Naples be the ultimate decision makers in the purchase of the Collier County Publishing Land. The question could be a referendum vote in the November Election. Mr. John Fish, President and Publisher of the Naples Daily News has stated that if the rezoning petition is successful on September 12th, the Naples Daily News would wait for the voters' decision before entertaining others offers.

Our timeline is constrained by circumstances. The Supervisor of Elections Office needs ballot wording by September 14th. The rezone hearing by the Board of County Commissioners is September 12th. The City Council could hold a Special meeting on Wednesday, September 13th to finalize the wording on the ballot.

There are three options before the City Council. The question put before the voters could be a straw ballot question (if the rezoning item is pulled and continued to a future meeting - not too far fetched a concept as this has already occurred once), or the question could be a referendum of the purchase of the property (if the rezone petition is approved), or there would be no need for a Special meeting if the Naples Daily News decides to leave their offices on Central Avenue and expand their plant on a much smaller scale somewhere else. (This is also an option outlined to me by John Fish.)

It is to the taxpayers' advantage to put this referendum on the November ballot. A special election with a mail ballot could cost upwards of \$50,000. The expense of adding this referendum to the November election as a question for only the City voters will be minimal compared to the cost of a special election.

There will be additional expenses of process - the City appraisals, Bond Council, and staff time need to be figured into the costs of this property.

But the opportunity to make a difference in the future economic vitality of our City has presented itself. I hope that I have the support of my colleagues to move forward and ask the public for their voice in this issue of workforce housing.



Table 2 ERU Breakdown

Estimate of Residential Cost by Lot Size for Phase 1A and Phase 1A					
Residential Class	ERUs	Line Cost per ERU (\$/ERU)	Total Line Cost (\$/lot)	Connection Cost (\$/lot)	Total Cost (\$/lot)
less than 0.50 acres	1.00	\$ 2,068	\$ 2,068	\$ 1,500	\$ 3,568
greater than 0.50 acres and less than 1.00 acres	2.50	2,399	5,998	1,500	7,498
greater than 1.00 acres and less than 2.00 acres	5.42	2,399	12,983	1,500	14,483
greater than 2.00 acres	Calculated individually				

Estimate of Residential Cost by Lot Size for Phase 1B					
Residential Class	ERUs	Line Cost per ERU (\$/ERU)	Total Line Cost (\$/lot)	Connection Cost (\$/lot)	Total Cost (\$/lot)
less than 0.50 acres	1.00	\$ 5,531	\$ 5,531	\$ 1,500	\$ 7,031
greater than 0.50 acres and less than 1.00 acres	2.80	5,531	15,487	1,500	16,987
greater than 1.00 acres and less than 2.00 acres	5.42	5,531	29,977	1,500	31,477
greater than 2.00 acres	Calculated individually				

Assessment**Payment Option 1**

Sub-phases 1/1A residents payment up front-one time payment.

<u>Residential Class</u>	<u>Cost</u>
Less than .5 Acres	\$3,898.00
.5 to 1 Acres	\$8,214.00
Less than 2 Acres	\$14,496.00

Assessment**Payment Option 2**

Resident may elect to place assessment on their tax bill.

- Proposed terms are 10-year at 6% interest
- Plus 3.5% tax collector/property appraiser fee and administrative costs

Assessment Payment Option 2

Sub-phases 1/1A residents payment on annual tax bill.

<u>Residential Class</u>	<u>Cost</u>	<u>Annual Payment</u>
Less than .5 Acres	\$3,898.00	\$ 553.45
.5 to 1 Acres	\$8,214.00	\$1,166.24
Less than 2 Acres	\$14,496.00	\$2,058.17

Bikepaths





