



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – March 16, 2009 – 8:29 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALLITEM 1

Present:

Bill Barnett, Mayor
Penny Taylor, Vice Mayor

Council Members:

Teresa Heitmann (arrived 8:30 a.m.)
Gary Price, II
John Sorey, III
Margaret Sulick
William Willkomm, III (arrived 8:32 a.m.)

Also Present:

William Moss, City Manager
Robert Pritt, City Attorney
Tara Norman, City Clerk
Vicki Smith, Technical Writing Specialist
Roger Reinke, Assistant City Manager
George Archibald, Traffic Engineer
Joe Boscaglia, Parks & Parkways Superintendent
Tom Weschler, Chief of NPFD
Jessica Rosenberg, Deputy City Clerk
Ron Wallace, Streets & Stormwater Director
David Lykins, Community Services Director
Michael Klein, Waterfront Operations Manager
Paul Bollenback, Building Services Director
Sandeep Dasari, Plan Review Engineer
Robin Singer, Planning Director
Mireidy Fernandez, Planner
Ann Marie Ricardi, Finance Director
Gregg Strakaluse, Engineering Manager
James Workman, Purchasing Manager
Monique Krist, Natural Resources Admin Specialist
Katie Laakkonen, Environmental Specialist
Robert Middleton, Utilities Director
Adam Benigni, Planner
Erica Goodwin, Planner

Joss Nageon De Lestang
JP van Dongen
Tony Ridgway
Falconer Jones, III
Jim Boula
Lou Vlasho
Dorothy Hirsch

Media:

Jenna Buzzacco, Naples Daily News

Other interested citizens and visitors.

It is noted for the record that Council Member Heitmann arrived at 8:30 a.m. during Item 2 below.

SET AGENDA.....ITEM 2

MOTION by Sorey to ***SET THE AGENDA*** adding ***Item 10*** (general budget discussion requested by Council Member Price) and renumbering subsequent items; seconded by Price and carried 6-0 (Heitmann-yes, Price-yes, Sorey-yes, Sulick-yes, Taylor-yes, Willkomm-absent, Barnett-yes).

PUBLIC COMMENT.....ITEM 3

(8:31 a.m.) None.

It is noted for the record that Council Member Willkomm arrived at 8:32 a.m. during Item 4 below.

TRAFFIC CALMING – RECOMMENDED POLICIES.....ITEM 4

Summary of policy adopted by City Council to construct traffic calming devices to reduce vehicle speed on certain streets. The increasing cost, citizen concerns regarding design and effectiveness, and budgetary constraints suggest limited use of new traffic calming devices in the future. Traffic Engineer George Archibald utilized an electronic presentation which reviewed the information contained within his memorandum dated March 2 and appended hereto as Attachment 1. (It is noted for the record that a printed copy of the aforementioned presentation is contained in the file for this meeting in the City Clerk's Office.) Mr. Archibald referred to both a decrease in traffic volume over the past three years and a greater level of compliance with posted speed limits, pointing out Crayton Road as an example which had peaked at over 10,000 trips per day as compared to 8,500 for the current peak month. These are key factors in the development of policy recommendations, he said. Mr. Archibald however urged that sidewalks be addressed in the Seagate area because of an increased presence of children.

In addition, Mr. Archibald said, fewer traffic calming and safety issues have been raised with decreasing traffic volumes, necessitating lesser demand for expenditures and shifting the street program. Staff, he said, recommended the following:

- Maintain the current program with a reduced scope;
- Monitor traffic conditions;
- Reduce funding for traffic calming in current and upcoming budgets;
- Design landscaping enhancements for property owner implementation; and
- Establish safety and cost-benefit analyses to better prioritize future projects.

Vice Mayor Taylor questioned whether Collier County would participant in traffic calming efforts in Eagle Oak Ridge (neighborhood between US 41 and Goodlette-Frank Road, north of 22nd Avenue North) due to the traffic issues about which the neighborhood had forewarned when Goodlette-Frank Road was slated for expansion to six lanes. Mr. Archibald confirmed that the internal road issues of this area were a direct result of the changes to median openings along Goodlette-Frank Road, but the County had strictly adhered to its criteria with regard to spacing of the openings during design of the project. This had nevertheless forced all traffic onto certain roadways within that neighborhood. However, Mr. Archibald said, should the City install calming devices, the result would be to merely relocate the traffic within the same area. A dialog must continue with the County to ascertain whether exceptions to spacing criteria for median openings and access management rules could be achieved, although the County has requested

that the City provide a formal design, including analysis of any impact to Goodlette-Frank Road traffic movement, Mr. Archibald pointed out.

In response to Council Member Price, Mr. Archibald explained that cost/benefit analyses are complicated principally because delays often increase costs and because community impacts are often difficult to predict. In response to Mr. Price, he also reported that staff had determined that the left turn onto Crayton Road, within the median at Seagate Drive, is difficult at night due to a need to relocate or add to street lighting in that location. To do so, however, there must be coordination both with Collier County and Florida Power & Light (FPL) which is yet to be forthcoming, he added. Since the intent had been to slow westbound Seagate traffic, it is not advisable to address the issue through reduction of the restrictive element of the median. However, the neighborhood had requested signage that would reinforce the residential character of the area and perhaps create an entry to the City at that location, Mr. Archibald indicated, although the size of the signage is regulated by federal regulations on traffic control devices. Mr. Price requested a future workshop discussion of this topic, and Council Member Sulick agreed, also pointing out that it appeared that no streetlights had been placed on the west side of Crayton, south to the traffic-calming island making the aforementioned island difficult to see at night when approaching it from the north.

Mr. Archibald subsequently explained for Council Member Price that in the past, the program had had a \$100,000 budget, staff had reduced the scope to a current need of \$50,000 and continued review in the hope of reducing it further.

Continuing his report, Mr. Archibald noted a 2% to 3% reduction of traffic on US 41 and Goodlette-Frank Road could be attributed to a decrease in construction activity, not other types of traffic. He also noted that data regarding internal and external traffic trips would be provided in staff's yearly level of service (LOS) analysis. Council Member Sorey asked whether stop signs could be utilized on South Golf Drive, and Mr. Archibald explained that state law required a warrant analysis and a certain approach volume before a stop sign could be installed. Should an unwarranted four-way stop configuration be installed safety could become an issue for drivers who had been accustomed to another stopping configuration. A warrant analysis is currently ongoing on Fifth Avenue South at Second Street, however, Mr. Archibald said. Mr. Sorey recommended that should traffic control policies be amended, the Comprehensive Plan should also reflect such changes.

In response to Council Member Heitmann, Mr. Archibald confirmed that while neighborhood action plans had been updated and submitted to his department, traffic calming review is usually initiated by the affected neighborhood. A prior petition from the above referenced Eagle Oak Ridge neighborhood, he explained, had resulted in a lowering of the speed limit and four-way stops; however, other requests had required re-evaluation due to altered internal traffic patterns. While landscaping is also a consideration, Mr. Archibald pointed out, it must be carefully installed with regard to proximity to travel lanes unless speed limits are correspondingly lowered.

KEEWAYDIN ISLAND ANNEXATIONITEM 5
Proposed annexation of Keewaydin Island was initiated by City Council as a means to control development. Because 80% of the island is owned by the State of Florida and

requires State approval, Rookery Bay, as steward for the Florida Department of Environmental Protection (FDEP), has proposed an agreement required to gain State support. Staff will present the estimated cost to the City to comply with the agreement.

Assistant City Manager Roger Reinke utilized an electronic presentation to provide a brief overview of his memorandum dated March 4 (Attachment 2) wherein he noted that should the City annex Keewaydin Island, property tax revenue of \$61,765 could be expected, with expenditures totaling \$188,528. These expenditures include: \$50,000 annual commitment to Rookery Bay National Estuarine Research Reserve; \$41,528 cost of providing 1,040 hours of law enforcement patrol; and \$97,000 to Isle of Capri Fire Rescue for its continued fire protection to the island. Therefore, he said, the annexation would result in a deficit of \$126,763 annually. (It is noted for the record that a printed copy of the electronic presentation is contained in the file for this meeting in the City Clerk's Office.)

In response to Council Member Heitmann, Mr. Reinke stated that he did not believe that Collier County had been required to provide the funding to Rookery Bay that had been requested of the City, but that it was his understanding that for the State of Florida to approve the annexation, certain conditions like this one had to be met by the City. Furthermore, unless an independent fire district were established, the City would negotiate an interlocal agreement with Isle of Capri Fire Rescue for continued fire protection beyond the initial four-year period mandated with regard to annexations. The differing millage rate (Isle of Capri/1.8 mills and City of Naples/1.13 mills) negatively impacted the above referenced deficit, he said.

Council Member Sulick questioned whether patrol of the intercoastal waterways would also become the City's responsibility, and City Manager William Moss stated that any boating accident or emergency associated with Keewaydin Island would require a response from the law enforcement agencies in its jurisdiction.

Vice Mayor Taylor reported that a board member of The Conservancy of Southwest Florida had indicated to her that the organization no longer supported Keewaydin annexation as it once had. Reasons cited were the cost to the City and a perceived corresponding lack of benefits. However, Vice Mayor Taylor said that she could not confirm whether the Conservancy Board of Directors had officially withdrawn its support.

Council Member Sorey said that he believed the above noted 1,040 hours of law enforcement could in reality equate to twice that amount and also expressed concern with regard to other emergency service costs. Therefore, he noted, Council must decide whether it wished to proceed in the current economic climate; Mayor Barnett agreed. Council Member Willkomm also cited a recent denial by the Collier County Board of Commissioners of a commercial project proposed on Keewaydin, increasing his confidence in the County's intent to protect the island. Therefore, especially with economic concerns, Mr. Willkomm said that he intended to withdraw his support for annexation.

In response to Council Member Price, City Attorney Robert Pritt confirmed that a zoning district could be created prohibiting any future commercial development once annexed; however, he pointed out, this would be no guarantee that future City Councils would adhere to this intent. Mr. Pritt also confirmed for Vice Mayor Taylor that a charter amendment process could be

undertaken to achieve a guaranteed prohibition. Also in response to Mr. Price, Planning Director Robin Singer confirmed that Keewaydin Island is under the County zoning designation of Agricultural, Special Treatment. Citing Collier County's Land Development Code, Section 2.03.01, Residential Zoning Districts, Mr. Price noted that the following are permitted accessory, or conditional uses: single-family dwellings; oil and gas exploration; family care facilities; communication towers; and mobile homes. These uses are of concern, he said, further pointing out that annexation, followed by a charter amendment, should be pursued with the intent of maintaining the island's current pristine condition. Council Member Heitmann agreed, noting that unanswered questions remained and no decision should be made prior to receiving needed information. Later in the discussion, Mr. Prince also asserted that no decision should be made until the question of whether the island could in perpetuity be protected against commercial development, as well as all financial considerations explored.

Council Member Sulick stated that, in her opinion, the only way to preserve the island is for it to become a federal jurisdiction; she also questioned the future intentions of Rookery Bay, citing its recent bid to provide shuttle service to the island. She also urged Council to keep in mind whether, as the State's agent, Rookery Bay would agree to such proposed rezoning. Mayor Barnett agreed, saying that originally the annexation had appeared to be a grand scheme, now economic benefits must be weighed against the probable outcome of that action.

Public Comment: (9:37 a.m.) **J.P. van Dongen, President of the Keewaydin Island Property Owners Association**, said that his research had indicated that in the past year property taxes paid to the County by property owners in the association had been approximately \$500,000 with \$452,000 from the City's incorporated northern area of the island. Furthermore, an Urban Services Report (USR) had as yet not been done for the proposed annexation, he said, urging that this process go forward prior to a final decision. Assistant City Manager Reinke reminded Council that of the property taxes paid by City residents, the City received 10% and that his figures had been based on the City's 1.13 millage rate. In response to Council Member Price, Mr. van Dongen stated that his group's opinion had changed in light of the protection evinced by County Commissioners, as well as the public outcry against the commercial development, tempering support for annexation. The main concern lies with management of public access which would adversely affect the environment of the island, he said; this threat will continue and must be monitored.

In response to Vice Mayor Taylor, City Attorney Pritt suggested that the State of Florida be viewed more as a property owner in this instance than a regulator; he further cautioned that should agreements exist between former property owners and the State with regard to maintaining public access to the island, they would preempt any regulation by the City. City Manager Moss agreed, saying that Rookery Bay had indicated from the outset of annexation discussion that the State would never agree to the island being designated as a conservation area without public access since the investment taxpayer's funds had been used to purchase an area. Council Member Sulick agreed. Council Member Heitmann sought further information of a definition of public use that might be applied, and Mr. Pritt reiterated that, as a property owner, should the State disagree with any conditions, including zoning, proposed by the City, then the State would merely decline annexation.

Finance Director Ann Marie Ricardi explained that two analyses had been undertaken in developing the figures cited above by Mr. Reinke. The first had been merely a rough estimate and the second a more detailed tabulation with individual parcels identified in the area proposed for annexation; this had been cross-referenced with the preceding year tax roll to obtain taxable values for each parcel. Both methods had revealed the \$61,765 estimated deficit should the annexation go forward, she noted.

Discussion followed during which the consensus below was forthcoming; however, Council Members Heitmann and Price had indicated the desire to continue to explore the possibility of protecting the island.

Consensus to NOT proceed with annexation process at this time (5-2/Heitmann and Price dissenting).

Recess: 9:58 a.m. to 10:11 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened except Council Member Heitmann who returned at 10:13 a.m. during Item 6 below.

REPORT ON INTERNET AUCTIONS.....ITEM 6

On-site auctions of surplus City property, such as used patrol vehicles, solid waste collections trucks, etc., that have exceeded their useful life to the City has been replaced by an internet auction on a trial basis. The report suggests that the Internet auction is more efficient and has yielded higher sale prices from purchasers within a multiple state region. Purchasing Manager James Workman utilized an electronic presentation during which he provided a brief overview of the internet auction process, offered by GovDeals, and the City's experience. (It is noted for the record that a printed copy of the presentation is contained in the file for this meeting in the City Clerk's Office.) This format replaces the time-consuming annual onsite auctions previously held by the City and has proven quite successful, he said, noting that only governmental agencies (state level and below) may place items on the site. There are currently 2,190 entities registered with over 140,000 bidders who must undergo a verification process prior to acceptance.

COMPARISON OF ADMINISTRATIVE SERVICE CHARGES.....ITEM 7

Discussed during workshop meetings on February 17th and March 2nd, the staff report will respond to additional City Council comments and questions. Included is a discussion of the City Dock, allocation of Administrative Service Charges, Payment In Lieu of Taxes (PILOT), and transfer of other cost items from the budget. Finance Director Ann Marie Ricardi explained that this presentation was developed specifically to reply to City Council's concerns from the original discussion. She further explained that this item led to discussion of and questions regarding the impacts on the City Dock Fund. Ms. Ricardi then utilized an electronic presentation during which she provided an overview of these and other related issues. (It is noted for the record that a printed copy of the presentation is contained in the file for this meeting in the City Clerk's Office.)

Ms. Ricardi explained that the administrative service charge is used to allow non-general fund departments to contribute to administrative costs. Council Member Sulick observed that while there is a separate City Dock and Tennis Fund, there is no accounting for the balance of parks and recreation activities. Ms. Ricardi confirmed this, pointing out as a comparison that neither does such other functions as police or fire department. Council Member Sorey stated that when the City hires a police officer, the cost is kept in the General Fund with no hiring costs allocated

to the Police Department, therefore, Mr. Sorey said, by not charging these various program costs, there is no means of ascertaining the true cost of providing the services.

Council Member Price questioned the methodology the City uses to apply an administrative cost to a specific fund or department. Ms. Ricardi explained that the step-down allocation method actually calculates the user department's share of Human Resources. Mr. Price however pointed out that this is not done in all cases. Ms. Ricardi further clarified that most of the City's charge-backs occur between the General Fund and other funds so as to recover the costs of providing the services. Parks and recreation costs in the General Fund represent items such as passive parks where there is no associated fee; the City Dock and Tennis Funds however typically charge fees sufficient to cover all of their costs, Ms. Ricardi said. Council Member Sorey classified Council's awareness of the cost of all services as a strategic issue allowing decisions to be made with regard to the extent to which the Tennis and City Dock Funds would be supplemented. Council Member Price said he did not believe the methodology currently being used is consistent, also noting that it had never been the direction of Council to break down the costs to that extent. He also noted that the current economic downturn has presented new opportunities to look at this process differently.

City Manager William Moss stated that most governments however do not perform administrative transfers for intra-fund activities, such as parks and recreation, saying that this is not a governmental budgeting standard. He also questioned the advisability of applying administrative charges to all activities although the staff should be prepared to answer Council's questions on determination of program costs. In response to Council Member Sulick, Mr. Moss confirmed that a type of mini-enterprise funds could be established to separate parks and recreation functions from other park maintenance activities. Mrs. Sulick noted that the Community Services Advisory Board (CSAB) had spent a considerable amount of time determining the amount as well as the means of recovering the costs for the use of the parks in order to develop a fee structure. She therefore asked why this would not then become its own fund. City Manager Moss however noted the difficulty of such an approach, saying there are innumerable charges that could go into any single program. He recommended that Council identify those items that can be considered direct costs.

Council Member Sorey suggested allocating all the overhead to users that can best be determined and then determine which activities the City should engage in. Finance Director Ricardi however explained that the current system does not track such a level of detail, and recommended determining the amount of time necessary to implement such an approach and whether the information is available. Vice Mayor Taylor noted there are considerations other than financial costs when determining the efficacy of various programs especially in the Community Services Department. Council Member Price concurred but stressed that the Council must direct staff to provide a higher level of detail facilitating decisions for the community based on specific information. Council Member Sulick stressed the need to determine the costs to the City incurred by County residents as well as by those entities that use City facilities for their financial gain. Although noting there is no way to determine all of the costs, Council Member Sorey said there are in fact ways to ascertain the true costs of the various programs; Council could then identify those that it wished to continue.

Finance Director Ricardi continued her presentation with applicable issues affecting the City Dock and considerations regarding balancing the Dock Fund. She characterized each suggestion as an interim solution based on the City's attempts to keep the fund in balance. The proposed changes would affect the General Fund by \$237,000. Council Member Sorey asserted that each revision merely involves moving costs to another location, suggesting that no changes be made except to revise the allocation for the Waterfront Operations Manager's salary. The Council could then decide, he said, whether the General Fund was to subsidize the City Dock Fund due to the present economic difficulties or other considerations. Council Member Sulick recommended determining the amount of fuel being pumped by Hamilton Harbor as it would affect the fuel sales at the City Dock. Waterfront Operations Manager Michael Klein however said that he did not believe Hamilton Harbor would dramatically affect the City's business. He indicated, however, that home fuel delivery service had in fact impacted City Dock fuel sales for some time. Council Member Price expressed concurrence with Council Member Sorey's comments and recommended taking a long-term view of the entire situation.

City Manager Moss characterized the Payment in Lieu of Taxes (PILOT) issue as troubling, and said that Council should discuss whether it believes this is a valid charge for several of the funds. Council Member Sorey reiterated that once the Council understands the true costs for the programs, it can decide whether to use General Fund revenue to support them.

.....**ITEM 8**
PRESENTATION OF COMPREHENSIVE PLAN AMENDMENTS TO UPDATE THE CAPITAL IMPROVEMENTS ELEMENT AND RESPOND TO THE EVALUATION AND APPRAISAL REPORT (EAR). For the past year, City Council has considered amendments to the Comprehensive Plan and the Evaluation and Appraisal Report as required by Florida Statutes. Staff's briefing is intended to prepare for the ordinance, first reading, scheduled for March 18th. Planning Director Robin Singer explained that at the March 18 Regular Meeting the Council would be asked to consider Comprehensive Plan amendments that will update the Capital Improvements Element. She added that she would try to make this update, now required on an annual basis, a part of the level of service (LOS) reporting in the Spring. In addition, Council will consider the necessary changes to address the adopted Evaluation and Appraisal Report (EAR). She explained that these updates would incorporate changes to the Comprehensive Plan consistent with the requirements of the EAR. Staff is also implementing the public water facility supply work plan as a sub-element of the Comprehensive Plan, she added, and stated that she would review both the vision changes as well as the changes based on the EAR by each element. In addition, Ms. Singer pointed out she had included the recommendations of the Planning Advisory Board (PAB) and the Community Services Advisory Board (CSAB) which she would also review.

Public Comment: (11:29 a.m.) **Tony Ridgway, 1300 Third Street South**, representing the Third Street Merchants Association, said that he understood the project scheduled to address trees and landscaping on Third Street has been deferred. He asked that staff discuss the health and quality of the existing trees, and that Council research this issue before making any final decision.

Ms. Singer then utilized an electronic presentation detailing the Comprehensive Plan update, a printed copy of which is contained in the file for this meeting in the City Clerk's Office. In

response to Vice Mayor Taylor, Ms. Singer stated that she would propose a change to the Code of Ordinances to allow greater latitude for variances and for expansion of non-conformities when they involve historic properties. She also confirmed that the PAB had recommended establishing a process and voluntary funding source for future purchase and protection of historic resources. Council Member Sulick however suggested clarifying that such efforts would pertain to private funding sources. Council Member Sorey said he felt a better approach would be to coordinate the historic preservation initiative with the Collier County Historical Society. He also noted the inclusion of the megahouse issue in the Comprehensive Plan, although the Council had taken no action regarding this issue. (It is noted for the record that the term megahouse refers to residential structures which are built to the extent of such factors as allowable lot coverage and height.) To that end, he suggested including only those items on which Council is seriously considering taking action. Council Member Price expressed appreciation for the staff's outreach to property owner associations with regard to the neighborhood master plans.

Public Comment: (11:45 a.m.) **Falconer Jones, III, 1255 Cobia Court**, said that many people are currently considering remodeling their historic homes, and expressed concurrence with the proposal to amend the Code as suggested by Ms. Singer. He noted also the importance of having local authority over what constitutes a historic renovation, whether it is done by the staff or the Design Review Board (DRB). In response to Vice Mayor Taylor, Mr. Jones suggested allowing historic homes to be as much as 25% out of conformance with current setbacks. Council Member Sulick expressed concern regarding renovations which may not match the character of the neighborhood. In further response, Director Singer said staff is not currently researching expanding the historic boundaries, saying that this would not contribute to incentive-based opportunities for historic preservation.

Director Singer then explained that the PAB had recommended adding to the Future Land Use Element Policy 1-10.1, "Establish new lighting standards that address environmental concerns and the health and safety of citizens." This, she said, is a general statement that would aid in developing local regulations with respect to dark sky issues and other rising health concerns with respect to lighting.

Planner Erica Goodwin presented the Housing Element, characterizing this as adoption of Collier County's Housing Element supplemented with certain additional policies. In addition, Ms. Goodwin presented the Conservation and Coastal Management Element. Council Member Sulick noted the importance of establishing carrying capacity, saying the City has allowed increased numbers of boat slips, vessels and marinas along Naples Bay. Director Singer stated that the Code may limit the size of the structure but not necessarily the number of slips by the available parking. Council Member Heitmann suggested placing this issue in the Future Land Use Element; however, Ms. Singer said this may actually constitute a Code amendment. With regard to beach renourishment, Council Member Sorey clarified that the City is currently in the process of dredging Doctors Pass and has an active ongoing program in concert with the Florida Department of Environmental Protection (FDEP) and the Federal Emergency Management Administration (FEMA) pertaining to restoring the beaches pursuant to storm damage.

Planning staff also reviewed the Transportation Element; Public Facilities and Water Resources Element; and Parks, Recreation and Open Space Element. Director Singer noted the

memorandum submitted by the CSAB with regard to its recommendations on LOS, a copy of which is contained in the file for this meeting in the City Clerk's Office. She explained that if Council concurs, staff will implement the changes as EAR-based amendments to the Comprehensive Plan; otherwise they could also be accomplished as a separate Comprehensive Plan amendment later in the year. The PAB had concurred with these recommendations, she added. Council Member Price however said he did not concur with the proposed LOS with regard to beaches. Director Singer suggested deferring the recommendations. Council Member Willkomm suggested that Council at a later time discuss the possibility of reserving increases in LOS as new developments come forward. Staff also reviewed the Intergovernmental Coordination Element; Capital Improvements Element; and Concurrency Management System Element. Director Singer expressed appreciation to various departments of the City for their assistance with regard to updating the Comprehensive Plan.

Recess: 12:53 p.m. to 1:14 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

STORMWATER ORDINANCE REVIEWITEM 9

Last year City Council adopted a comprehensive stormwater management ordinance designed to limit discharge of stormwater from newly constructed single-family homes. Previously, stormwater management only applied to multi-family and commercial development. This presentation offers a status report on the new stormwater management requirements. (It is noted for the record that a printed copy of the electronic presentation and photographs, as well as the City's Stormwater Standards Handbook, are contained in the file for this meeting in the City Clerk's Office.) Building Services Director Paul Bollenback explained that the intent of the presentation was to convey the reception of the City's recently adopted stormwater management ordinance by the local design and construction professionals; he said he would also address developing trends from its implementation. Site Plans Engineer Sandeep Dasari indicated his daily involvement in the review, implementation and inspection of stormwater system designs on private property and explained that while the ordinance had been designed for single-family, commercial, and multi-family development, its greatest impact had been upon single-family properties; commercial and multi-family standards in effect prior to adoption had been similar in scope, he added. Furthermore, the guide to aid engineers and contractors in understanding and implementing the new requirements had been completed and was available on the City's website as well as printed copies in the Building Department lobby.

Utilizing comparative photographs, Mr. Dasari reviewed the construction of underground retention systems, which increase groundwater recharge and provide water quality improvements, and swales, which capture surface water and minimize runoff to adjacent properties, both prior to and following their construction. He explained that staff monitors the construction sites for compliance with the ordinance and also meets with the engineers and contractors should issues arise so as to insure that the concerns are addressed and solutions achieved. In conclusion, he stated that staff had found that the stormwater ordinance protects private property, improves the quality of runoff into Naples Bay and the Gulf of Mexico, and increases the capacity of the City's stormwater system and groundwater recharge as well.

Public Comment: (1:23 p.m.) **Falconer Jones, III, 1255 Cobia Court**, commended staff for its close working relationship with the engineers and contractors endeavoring to comply with the ordinance. He however stated that some minor amendment of the ordinance is needed, citing

concern with above-ground swales, especially on smaller parcels, since they can consume an entire yard area. He suggested maintaining the treatment of water sheeting off of roofs with continued use of the underground retention systems but waive the aforementioned swales, charge an impact fee to do so, and with the fees collected, rights-of-way swales be constructed as a cost of \$10,000 to \$15,000 per 400-foot City block. A stormwater system on private property costs approximately \$10,000 to \$20,000 or more for each site, he pointed out. In response to Council Member Price, he explained that currently one-half inch of underground storage is allowed and if this were increased, by merely either increasing the size of the underground perforated pipes, or increasing the number of pipes installed, more water could be stored at a minimal cost rather than forming areas of standing surface water. The majority of cost to construct such a system lies with the removal of the soil, he added. The water would then percolate into City swales with water treatment realized. **Joss Nageon De Lestang, Gulf Shore Engineering**, explained that he had been asked by staff to explain issues that had arisen over the past year since the adoption of the ordinance. He pointed out the fact that the City has such an ordinance may help mitigate water quality requirements during permitting of its stormwater improvement projects, especially in Basin V. He said that he had developed 20 designs under the new ordinance, and since each had differed, there is a need for flexibility, particularly with regard to staff's review process, a factor that has been essential in success of the ordinance. He concluded by saying that other than the significant added cost of construction of the systems, some smaller parcels do not lend themselves to design of such treatment.

Council Member Sorey indicated that the systems should be developed on each property as well as enlarging the City's rights-of-way swale system as noted by Mr. Jones above. Vice Mayor Taylor and Council Member Willkomm agreed. Council Member Sulick stated that while she also agreed with Mr. Sorey, she remained concerned with reference to homes she had observed with steep grades from the front of the structure to the rights-of-way swale; Mr. Dasari confirmed that this is limited in the ordinance. Council Member Price however said that he agreed with Mr. Jones's recommendation and explained that while it would allow more water detained with treatment, the funds collected would be utilized to proceed with the City's swale project in a time when sources of funding are limited. Council Member Willkomm pointed out that his concern with such a proposal is both monitoring and maintenance of the underground pipes to assure proper functioning.

In response to Council, Mr. Dasari confirmed that all designers had required staff assistance in interpreting the ordinance, and all projects had been able to comply. He also stated that staff would not request amendment at that time. However, should issues arise, Council would be informed, City Manager William Moss added.

GENERAL BUDGET DISCUSSION (Added Item – see Item 2 above)ITEM 10

Council Member Price noted a document he had submitted with regard to cost information for the Fleischmann Park After School Program. (Copies of this and other information referenced in this item are contained in the file for this meeting in the City Clerk's Office.) He asserted that this report demonstrated to him that the Council is not receiving appropriate information when hearing presentations on expenses and revenues. This, he said, is because the Council has not asked for explicit information. He recommended that Council evaluate the kind of information it is currently receiving as well its expectations for the shortfall.

Council Member Price then noted the email from City Manager William Moss to Council which indicates a potential 25 percent decline in assessed value in Collier County. Although the assumption had been to plan for a 15 percent reduction in property values in the City, Mr. Price recommended budgeting instead for a 25 percent revenue decline. In addition, Council Member Price noted the General Fund Budget Comparison prepared by the Finance Director. This document compares revenues and expenses from fiscal years 2000-01, 2001-02 and 2002-03 to the current fiscal year. He asserted that the City spent everything it received in revenue, and predicted that unless Council examines the way that it budgets, there will be no improvement in the coming year. Mr. Price further recommended that Council set policy and direction for the staff so that it can meet its expectations. Finally, he noted the marked increase in administrative costs over the last several years.

Vice Mayor Taylor noted significant increases in the cost of health care and the City's pension plans, which she suggested that staff analyze. Council Member Price concurred but emphasized that the City cannot survive with increasing expenses and declining revenues. Although noting that a member of the Blue Ribbon Financial Planning Committee had suggested deficit spending, City Manager Moss said the City must ensure a balanced budget. Council Member Sorey suggested discussing options regarding the millage rate. Council Member Heitmann concurred, noting that the City's millage rate is one of the lowest in the state.

In response to Council Member Willkomm, Finance Director Ann Marie Ricardi said there is approximately \$17.8 million in ad valorem taxes in the General Fund. She also briefly discussed the projected shortfall in the budget which may increase to \$5 million with the proposed reduction in value, noting the figures were a projection based on a series of assumptions.

Council Member Price recommended researching scenarios with regard to both 15 percent and 25 percent revenue loss. He then said he did not favor an increase to the millage rate until he is certain the City has cut all unnecessary expenses from the budget. Council Member Sorey however suggested considering these options simultaneously. City Manager Moss said that the projections become critical if Council decides not to return to the roll-back rate. Vice Mayor Taylor therefore asserted the Council should determine whether or not it will return to the roll-back rate. Council Member Willkomm said he believed some citizens felt that a decrease in home value should equate to decreased millage. Council Member Sulick however pointed out that if the appraised or market value on a home has decreased, the taxable revenue has not necessarily decreased. Mayor Barnett proposed creating sample tax bills for the homeowners. Council Member Sulick concurred, suggesting that the small percentage that is actually owed to the City be made clear in this presentation. After additional discussion, Council determined the consensus listed below.

Consensus that staff provide scenarios with regard to various percentages of revenue loss (15% and 25%) and various millage rates; post a sample tax bill on City's website to show portion of total ad valorem taxes that go to City; and list of ten items which have shown most significant increases and differential over past three to five years for each.

BRIEFING BY CITY MANAGER (renumbered Item 10)ITEM 11

(It is noted for the record that a copy of the City Manager's report is contained in the file for this meeting in the City Clerk's Office.) City Manager William Moss noted that the February

chloride level of the City's irrigation (reclaimed, reuse or alternative) water had been on average, 248 mg/l and Council Member Sorey recommended that hold-harmless agreements that irrigation water customers are required to sign prior to connection be retracted for both existing and future customers. He requested this discussion be added to an upcoming workshop, and Council Member Sulick stated that so long as connection remains voluntary, she could agree to such an action.

(Renumbered Item 11).....ITEM 12

REVIEW OF ITEMS ON THE 03/18/09 REGULAR MEETING AGENDA. With regard to Item 8-c (Fleischmann Park fieldhouse expansion), Vice Mayor Taylor questioned whether at least one restroom would remain open during the construction work. Council Member Heitmann requested a listing of all grant applications since 2000 and the amount of funding realized during review of Item 8-g (submittal of FY 2009-10 Florida Boating Improvement Program Grant for City Dock repairs) as well as clarification of the original agreement date regarding Item 21 (interlocal service boundary agreement (ISBA) regarding water/sewer service by the City of Naples for Collier County Government Complex). With reference to Item 26 (use agreement for Cambier Park with Naples Concert Band), Vice Mayor Taylor requested a synopsis of the Band's contributions to both band shells and Council Member Sorey requested a listing of those permitted to use Cambier Park within the past 12 months as well as the cost of use.

CORRESPONDENCE / COMMUNICATIONS.....

(2:36 p.m.) Council Member Willkomm commended Council Member Price for his initiative with regard to discussion of budgetary issues (see added Item 10) and Council Member Sulick noted the success of the St. Patrick's Day parade held the prior weekend. Council Member Heitmann, referencing past meeting minutes, questioned whether further discussion would be forthcoming with reference to new directional signage and its possible modification. City Manager William Moss stated that a study of signage is ongoing and urged Council Members to contact him with any specific concerns in this regard. Council Member Sorey noted that the dredging of Doctors Pass should be completed by the end of the month and that the artwork had been installed on the site of the City's new parking garage (located at Eighth Street and Sixth Avenue South). He also requested a workshop discussion regarding application to the Tourist Development Council (TDC) for funding of City Dock maintenance. Referencing a depiction of a 6-foot in height wind turbine installation, one of perhaps 250 designs, Council Member Price explained that at 4-mph, the apparatus turns and generates power. (It is noted for the record that the aforementioned information is contained in the file for this meeting in the City Clerk's Office.) He noted that the Building Services Director had stated that interest had been received from residents wishing to install the turbines and that the Code of Ordinances should be reviewed to allow them to do so, so long as the character of the community is maintained; Council agreed. Furthermore, Mr. Price expressed support of a Bike to Work Week proclamation and that research should be done with regard to the City being considered a bicycle friendly community, requesting a workshop discussion in the near future wherein he would provide a presentation. Referencing the comments by Tony Ridgway regarding diseased trees along Third Street South (see Page 10 above), Mayor Barnett requested that staff provide the number of same to Council and also noted the attendance at the St. Patrick's Day parade.

ADJOURN
2:46 p.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Minutes prepared by:

Vicki L. Smith, Technical Writing Specialist

Jessica R. Rosenberg, Deputy City Clerk

Minutes Approved: 04/15/09

City of Naples



NAPLES CITY COUNCIL AGENDA MEMORANDUM

Workshop Meeting Date: March 16, 2009

Agenda Item:	4	Prepared By: George Archibald
		Date: March 2, 2009 Department: Streets & Stormwater
SUBJECT: Overview of Traffic Calming Projects, Issues and Recommendations.		
<p>BACKGROUND: On June 4, 2008, City Council approved a Traffic Calming Program pursuant to attached Resolution 08-12083. The program included studies and improvements with the goal of reducing traffic speeds and/or reducing traffic volumes where traffic studies indicate a Level of Service (LOS) issue, where speeds create unsafe conditions for residents and where 'cut-thru' traffic adversely impacts the character and/or or value of areas within the City.</p> <p>Projects-During the latter months of 2008, the program focused on the following areas:</p> <p>Crayton Road: The site specific conditions to be addressed include speeding on the north end of the street during summer periods, access during winter months and a need to better identify pedestrian crossings. The City's response included enhancement of crosswalks, installation of a second island and various traffic studies. Traffic studies, before and after, the installations indicate that average speeds decreased and increased compliance with the posted speed.</p> <p>West Boulevard: The pedestrian crossing at West Boulevard and Whispering Pines was installed with appropriate markings.</p> <p>Seagate Drive: The Seagate Homeowners Association has completed the installation of entry landscaping and an entry feature. These improvements are intended to both enhance the community and reinforce the residential character of the area.</p> <p>Old Trail Drive: Conditions on this local street continue to be impacted by truck traffic using the street as a local cut-thru. Truck detour signing is planned to re-route truck traffic to Park Shore Drive.</p> <p>South Golf Drive: A corridor design was completed that consisted of four traffic calming devices placed strategically along the corridor. An analysis of the total cost to complete the improvements indicated a costly project and a need to develop a more cost effective alternative. Currently, City staff is pursuing less expensive intersection improvements along with landscaping that would potentially 'narrow' the corridor and reduce speed.</p> <p>Eagle Oak Ridge: City staff is continuing to review alternatives in changing internal travel patterns as a result of the Goodlette-Frank Road six-laning. Additionally, potential changes to the Goodlette-Frank median are being reviewed.</p>		

**NAPLES CITY COUNCIL AGENDA MEMORANDUM**

Workshop Meeting Date: March 16, 2009

Page Two

Agenda Item:

4

BACKGROUND (cont.):

Continuing Issues: In addition to each traffic calming petition being unique, traffic calming techniques have a limited range of effectiveness. For longer street segments, there is a need for more than one device to convey a message to drivers. In many street sections, there are numerous design constraints above and beyond funding. These constraints vary from limited right-of-way to driveway access controls. In attempting to use techniques that add to community character, it is recognized that some of the more effective techniques are expensive. As cost of projects increase, the cost-benefit ratio increases.

Current Considerations: With overall traffic volumes continuing to fall, many site specific concerns are not becoming safety issues and accordingly do not justify substantial dollar expenditures. This situation in part is a reason for the reduction in the number of traffic calming issues being raised by residents and the lack of any petition received in the last 6 months. With street program priorities moving to basic roadway operations and maintenance, the traffic calming programs will need to be regulated to a reduced scope and cost.

RECOMMENDATIONS:

In consideration of right-of-way safety, the traffic calming program needs to be reduced in scope, funding be reduced accordingly in current and future years, cost techniques need to be better utilized involving signing, pavement markings, enforcement and continued use of landscaping to project the residential character of the area.

Reviewed by Department Director
Ron Wallace

Reviewed by Finance
N/A

Reviewed by City Manager
A. William Moss

City Council Action:



Memo

Office of the City Manager

TO: A. William Moss, City Manager
FROM: Roger Reinke, Assistant City Manager
DATE: March 4, 2009
SUBJECT: Potential Annexation of Keewaydin Island - Summary

City Council has engaged in preliminary discussions regarding potential annexation of the unincorporated portion of Keewaydin Island with Gary Lytton, Director of the Rookery Bay National Estuarine Research Reserve, representing the State of Florida. Staff has compiled additional information for further City Council discussion.

Keewaydin Island is a barrier island of about 1,009 acres. Approximately 424 acres are currently incorporated within the City of Naples. About 369 acres of the incorporated land is owned by the State of Florida. A parcel of less than 2 acres adjacent to Gordon Pass is owned by the City of Naples for the purpose of conducting maintenance on the south Gordon Pass jetty. The remaining incorporated area, about 53 acres, is privately owned.

Annexation

The unincorporated land area of the Island is about 585 acres. Approximately 439 acres of the unincorporated land is owned by the State of Florida. The remaining 146 acres are privately owned. The privately owned acreage lies between parcels of State owned land. Annexation may be accomplished through the voluntary annexation procedure requiring a petition signed by all owners of the property in the area to be annexed. Annexation may also be accomplished by passage of an ordinance of annexation and a majority vote in a referendum of registered electors of the area to be annexed. The City Clerk confirmed with the Supervisor of Elections that there are two registered electors on Keewaydin Island that were active during the last election.

Zoning

Once annexed, the City would enforce the existing Collier County zoning and land use restrictions. If City Council decided to rezone to a similar district matching the development standards currently imposed by the County, the City would need to create a new district or amend the Rural Estates (RE) zoning district presently in our City Code. Currently there is no land assigned to the RE designation in the City. A memorandum (and attachments) from Planning Director Robin Singer is attached detailing the zoning and land use implications.

"This place and its people... Service to others before self... Quality in all that we do."

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Natural Resources

The primary interest of the State, as indicated in the draft December 2008 memorandum presented to City Council by Mr. Lytton, is "To protect and preserve the natural resources and wildlife on the Island and provide for access and use by the public compatible with sustaining a wilderness area." The State has requested that a condition to annexation include City agreement to allocate \$50,000 annually to assist in supporting operational costs associated with management and protection of the Island consistent with the Rookery Bay National Estuarine Research Reserve management plan. The December 2008 draft memorandum and a report from Natural Resources Manager Dr. Mike Bauer are attached for further detail.

Law Enforcement Services

The December 2008 memorandum from Mr. Lytton requests the City commit to 1,040 hours of law enforcement patrols on the Island annually at an estimated cost of \$41,528. Staff has concern that 1,040 hours annually may be an inadequate estimate of the commitment necessary to properly police the Island given the periodic intensive public use of the south end of the Island. On the day of the 2008 Great Dock Canoe Race, the Collier County Sheriff's Office staffed the Island with eight deputies, in addition to extra marine patrol staffing and patrol assistance from neighboring agencies (including the City of Naples). It is reported that on holiday weekends there may be in excess of 500 watercraft and over 1,000 people enjoying the southern end of the Island. A report from Chief Tom Weschler containing additional details and considerations is attached.

Fire and Rescue Services

The City of Naples currently provides fire protection and rescue services to the incorporated portion of Keewaydin Island. The Isle of Capri Fire Rescue Department, a dependant Special Fire District, currently provides fire protection and rescue services to the unincorporated area of the Island. The bulk of their response is for rescue services, but they do have an occasional brush fire. They run approximately one hundred calls for service annually and most are related to the recreational activities at the southern end of the island. Isle of Capri Fire Rescue has a mil levy of 1.8 mils and collects approximately \$97,000 annually in tax revenue from the island. There are about fifty structures on the island and no road infrastructure.

Florida Statutes Chapter 171.093 governs annexation issues between cities and special districts. The fire district that is providing services will continue to provide the service for four years, or as provided in an Interlocal Agreement. The City pays the district an amount equal to the ad valorem taxes or assessments that would have been collected had the property remained in the district. This has occurred in other areas that the City has annexed such as Moorings Park and Horseshoe Drive. Continuation of fire and rescue services may be accomplished by City of Naples staff or through an Interlocal Agreement with a special district.

Revenue

Finance Director Ann Marie Ricardi estimates the City would collect approximately \$61,765 in additional ad valorem property tax revenue if the unincorporated area of Keewaydin Island were annexed into the City.

"Ethics always calls for... Service to others before self... Quality in all that we do."

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Expenditures

The annual expenditures included in this report are:

\$50,000	Annual commitment to Rookery Bay
\$41,528	Estimated cost of 1,040 hours of law enforcement patrol
<u>\$97,000</u>	Estimated annual cost of fire protection
\$188,528	Total

This report does not estimate the cost of any staff time beyond the 1,040 hours of law enforcement and does not estimate the cost of any infrastructure improvements that may be requested by the private property owners.

Expenditures included in this report exceed the estimated revenue by \$126,763.

Efficiency in all we do... Service to others before self... Quality in all that we do.