

CITY COUNCIL
CITY OF BONITA SPRINGS
TUESDAY, MAY 22, 2018
5:30 P.M.
CITY HALL
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
MINUTES

I. CALL TO ORDER

Mayor Peter Simmons called the meeting to order at 5:30 P.M.

II. PLEDGE OF ALLEGIANCE

At the request of Mayor Simmons, Council Member Laura Carr led in the Pledge of Allegiance.

III. ROLL CALL

Mayor Simmons and all Council Members were present.

IV. PUBLIC COMMENT

5:33:49 PM Jude Richvale addressed item V., regarding the chickee hut for the fire district, and expressed concerns with the maintenance that would be required, as it would have to be rethatched every four years or so at a cost of \$2000 to \$3000. He is also concerned with this type of structure in the event of a hurricane and suggested a small geodesic dome instead that would be invulnerable to a hurricane. He next addressed the prioritization of city items, and feels that one of Council's priorities should be Bonita Springs Utilities. Lastly he addressed the issue relating to improved efficiency for City Council.

V. CONSIDER FOR APPROVAL THE FIRE DISTRICT'S REQUEST FOR A MODIFIED PLAN FOR THE STRUCTURE TO COVER EQUIPMENT AT STATION 27, LITTLE HICKORY BOULEVARD, RELATED TO SPECIAL CONDITION 9 IN ZONING ORDINANCE NO. 16-06. (GREENSHEET NO. 18-05-0143)

5:37:00 pm After a brief overview by Assistant City Manager Arleen Hunter, Council Member Laura Carr motioned approval of the new rendition of the proposed structure; Council Member Mike Gibson seconded. Council Member O'Flinn explained that the reason he will be voting no is because originally there was nothing that could be placed on this site. It was 3-feet wide, had a variance approved to allow it, and he believes that considering the concerns on the beach it would be nice to have something better. Mayor Simmons explained that he and the Fire Chief spoke about this a couple of weeks ago, and referred to his mention of the 99-year lease he addressed at Council's last meeting. He questions whether they exhausted all possibilities. He doesn't believe there couldn't be something different done. Council Member Greg DeWitt addressed and explained that this is the most economical structure to place there right now. A brief discussion was held. The motion passed 5-2 (Mayor Simmons and Council Member Peter O'Flinn opposed)

VI. DISCUSSION AND PRIORITIZATION OF POTENTIAL CITY COUNCIL OBJECTIVES.

5:43:54 pm Council Member Quaremba provided an overview. She hasn't heard from anyone regarding any items they wanted to include. She addressed Groups A and B, and explained that she originally had B as objectives which deal with emergency and community development. She then thought these were both projects they are in the

middle of already doing and she didn't feel that they were that complicated in the sense of what has to be done to execute them, so she downgraded them to a tasks, noting that she views both as very important. Her list of objectives were as follows:

1. Improve Storm Water Management
2. Transportation
3. Community Aesthetics: Develop and implement Urban Design 2016-18
4. Environmental Protection
5. Strengthen City Finances
6. Strengthen/Enhance Council Relations
7. Government Transparency: Increase Outreach/Accessibility to citizens 2016-18
8. Economic Development: Attract highest quality economic development through City's vision of high urban design standards, multimodal and downtown revitalization and vision 2016-18

Discussion followed and Council Member DeWitt addressed the importance of "review/inspection of neighborhood management systems and maintenance" under item 1 for improving storm water management, which he expanded on. Council Member Quaremba stated she believes that there was to be a list on who was supposed to be handling the maintenance. She suggested that once they agree this is what they want to do she suggested that the individual Council Members have these kinds of action items/ideas to provide to the Assistant City Manager.

5:49:39 pm Council agreed on Transportation being item 2. Council Member Quaremba stated that the one item she feels should be a little higher up is "Strengthening the City's finances" (item 5.) and explained. Council Member DeWitt asked that Staff provide Council with preliminary budget numbers in June as to what they will be getting for ad valorem – a brief overview. Council Member Gibson stated that in the past they come up with the priorities then they prioritized them at the end. He suggested they go through everything and decide at the end. Mayor Simmons agreed that was a good idea, and discussion followed on the list. Council Member Quaremba addressed item 3 titled "Community Aesthetics" and suggested an inventory of areas that are looking a little shabby and figure out what they can do about it, if anything.

Item 4 is "Environmental Protection." Council Member Quaremba stated she feels one of the most important in here is the DRGR protection. To add "Beach and water access preservation." River access is also of interest.

Item 5 is titled "Strengthen City Finances." Assistant City Manager Hunter to check with the City Attorney on caveats/restrictions in relation to franchise fees.

6:02:49 pm Item 6 was next addressed titled "Strengthen/Enhance Council Relations." Council Member O'Flinn stated he felt this would be a good idea, providing the example of Lee County and beach parking, shells for landscaping, etc., that they have a presentation to City Council stating that this is our idea, this is where we're pushing, and then get everybody on board. Once everyone is on board, that's the policy of City Council, and then when any one of Council talks to one of the County Commissioners, it's the view of the entire Council. He suggested also including the quadrant plan, landscaping on Bonita Beach Road, Council's view with respect to the bridge on the island, Lee Tran, beach parking, the FEMA Grant (LMS), and resource officers. Council Member O'Flinn stated that at some point Council has to think about their initiative for next year for State of Florida funding. There is also the SFWMD. Any items that Staff could add under the County - subsets would be helpful. Mayor Simmons addressed Tallahassee and the need to get involved early in the sessions and be in Tallahassee. Assistant City Manager Hunter stated she would also like to include the Federal Delegation, as well as the FEMA and transportation opportunities. Council agreed that was a good idea.

6:13:00 pm Council Member Quaremba next addressed item 7, "Government Transparency: Increase Outreach/Accessibility to citizens" and the need to have contacts in each community they can incorporate into the

City's emergency response plan. Council Member DeWitt stated they have this at the Fire Department, which he explained they have about 300 in their cert team. Discussion followed, and the list of priorities revised as follows:

Revised as follows (switching items 3 and 5):

1. Improve Storm Water Management
2. Transportation
3. Strengthen City Finances
4. Environmental Protection
5. Community Aesthetics: Develop and implement Urban Design 2016-18
6. Strengthen/Enhance Council Relations
7. Government Transparency: Increase Outreach/Accessibility to citizens 2016-18
8. Economic Development: Attract highest quality economic development through City's vision of high urban design standards, multimodal and downtown revitalization and vision 2016-18

VII. DISCUSSION OF PROPOSED TASKS AND DIRECTION TO CITY STAFF.

[5:32:49 pm](#) Council Member Quaremba addressed Task 1, title "Update of Emergency Preparedness Process, procedure, infrastructure improvements." She suggested trying to get others to participate besides City Staff. Council Member Forbes addressed what he was working on with respect to Emergency Preparedness. Discussion ensued. Council Member O'Flinn suggested better outreach to those individual communities that were hit hard about where we are with respect to funding.

(Task 2)

Council Member O'Flinn referenced a workshop held previously in which there was a list that was to be brought back at the next meeting. Council Member Forbes stated that the list included 5 or 6 items. Council Member O'Flinn requested the Assistant City Manager follow up with Attorney Theriaque. She explained there was a set of quick fixes that Attorney Theriaque recommended he could move on, so she will follow up with him. There were also some longer term goals that that subcommittee was going to get together on and bring those recommendations back to the Zoning Board so they could get back to City Council. Council Member Forbes stated that another quick item, was that Council agreed that Council would, as an immediate step to reduce flooding, or to improve design requirements, that they would immediately adopt either Collier or Naples' current. It entailed tighter conditions. Council agreed that was a good idea.

(Task 3)

[5:32:49 pm](#) Council Member Quaremba would be from Staff to inform Council of where they are – what steps Staff is taking to accomplish Council's objectives. Council Member O'Flinn referenced a chronological list that former City Manager Gary Price had he did routinely, and provided the example of beach parking.

VIII. DISCUSSION OF COUNCIL IMPROVED EFFICIENCY AND INTERACTION.

Mayor Simmons requested other ideas to improve efficiency. Discussion was held on government lite; taxes; and the organization of projects, to which Council agreed to send factual emails to each other. They would not respond to each other, but for informational purposes only - factual.

[7:16:49 pm](#) Suggestions were next discussed on ways to expedite meetings. Mayor Simmons addressed presentations, and suggested limiting presentations to 1, maybe 2 a week, on a hard 15-20 minutes. Council Member Quaremba addressed a concern she had relating to the nature of the presentations, as she believes that the presentations should be relative to Council's objectives – the business of the Council. Council Member Laura Carr

suggested presentations be done at the committees, and have the committee come back and do a 10 minute summary. Council Member Quaremba suggested they provide a written presentation and provide it to City Council, and if Council feels they would like to have something more substantive they can vote at a meeting on whether they want to do this in a more robust way or not. Mayor Simmons referred to the Bonita Beach Road Visioning Study, etc., which is different, but he feels they need to be careful when they say no presentations. Council Member Forbes suggested that anyone who wants to make a presentation, prepare a summary to submit to them, and Council would checkmark, and require them to get at least 4 checkmarks to get it back. It could also include a time limitation, i.e., 5, 10, 15 minutes. Council Member Quaremba suggested that maybe they can have whoever wants to give a presentation, provide a written summary of what they are trying to do, to Staff, and Staff could then provide Council with a summary, and Council do the same vote as Council Member Forbes suggested. Staff would then indicate which priority this would be related to, or if it doesn't relate to one.

Assistant City Manager Hunter suggested Staff request they provide them (Staff) with a written summary and any subsequent materials they would like to present, i.e., PowerPoint, all should be written with Council and Staff have an opportunity to look at it and determine if it meets one of Council's priorities. If it does, Staff would inform Council that it does meet your priority # 3, 4, etc., and ask Council to please let Staff know if they want Staff to take any future action on it. Or, Staff looks at it and it does not meet a priority, that the information will be passed onto Council, and if Council would like Staff to take further action they would let Staff know. Additionally, if Staff does hear from a Council Member that they think this is something Council should look at even though it doesn't meeting their test, she can include it under City Manager items for Council to address. Council Member O'Flinn stated that if there's another way they can get the information to Council, that's good. Assistant City Manager Hunter stated all the information would be forwarded to Council, as the only thing Staff would do would be to determine if it meets one of Council's criteria.

Other suggestions to expedite meetings were discussed, and referring to the Consent Agenda, Council Member Quaremba explained that there are times when Council Members just want to commend or thank someone, that they should just leave some time for Council to recognize Mr. "X", and not pull it have a discussion or make a comment. Vote but say that they want to comment on Consent Item C. Assistant City Manager Hunter stated that Staff can include a note in the agenda that says "Consent Agenda Comments" right under the Consent Agenda. That would allow Council to move the Consent Agenda and then comment. Mayor Simmons referred to "Proclamations and Presentations" and suggested limiting those to two a meeting. Assistant City Manager Hunter explained that was a little different, and sometime they are time related to that week being celebratory of a certain events, etc. Council Member Gibson questioned whether the Mayor needs to read the entire Proclamation, and it was decided that a short statement of what is being recognized for to be included. Discussion followed on other items listed.

7:36:39 pm Council Member Quaremba addressed Council as liaisons to the various committees. She would like to know when Council Members attend their meetings and what was said. She suggested a 5 sentence summary so Council knows what is happening. Council Member Carr suggested doing this by email. Council Member Quaremba stated they can write a short report and can be accumulated with the Assistant City Manager and Council can provide written material at Council meetings. Assistant City Manager Hunter explained that previously Council Members would give a quick synopsis of the meeting and may inform Council that at their next Council meeting, they would be coming back with a request - a preparatory item that at the next meeting there will be a Greensheet/item on the agenda. Council Member DeWitt suggested having the committees submit the minutes from their meetings.

IX. DISCUSSION OF ADDITIONAL SUGGESTIONS OFFERED BY MAYOR AND COUNCIL MEMBERS.

7:37:00 pm Council Member Quaremba addressed this item, she would like to know what the discussion was about as it relates to ex parte, as she has some concerns that there are negotiations that are going on between Council Members and the developer, because when she participated in them she got the feeling that was what was

happening – that the developers/applicant was trying to negotiate with her on an individual basis. Overall, she would like to know what the discussion was – if there’s been any adjustments to the application as a result of that communication. Council Member O’Flinn stated that he believes Council Member Forbes suggested something at the workshop which was to do it, allow ex parte, but to do it with Staff. That way Staff would know what goes on and it would be fine. Discussion followed on listed items. Council Member Quaremba next referred to item D., and stated she would be nice to have a report on what she calls “areas of concern report.” If there any issues that concern Staff, she would like to know what those are.

ADDITIONAL ITEM:

7:48:00 pm Council Member O’Flinn stated he is going to bring back some suggestions at Council’s next meeting about an adjustment for the Interim Manager considering the additional responsibilities.

X. DISCUSSION OF OPTIONS TO ASSIST WITH POTENTIAL AMENDMENTS TO COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE REGULATIONS REGARDING THE OLD 41 ROAD REDEVELOPMENT AREA.

7:51:14 pm Assistant City Manager Hunter stated she and Mr. Dulmer had a conference call with DPZ, and the suggestion. They have not been able to continue to work through the process with Attorney David Theriaque as he was preparing for trial, but he will be working with Staff towards the end of the week about reconciling the Comprehensive Plan and Land Development Code. The DPZ contract had what was called a “demonstration project,” and there were some different ideas that floated around and they had done some preliminary work on it. That item was \$40,000. They did some mapping GIS and communications. There is \$30,000 they did not utilize. Staff spoke with them about the possibility of a total price of \$65,000, where \$30,000 could be credited from the existing contract, and allocate an additional \$35,000 to look at a form-based code. DPZ will be able to come on June 20, 2018, to revise of Bonita Beach Road presentation and kick off this portion of the project. Staff has provided them with a copy of the white paper, the map, and Deputy Mayor O’Flinn’s Greensheet outlining some of the issues. It would be looking at ½ square mile, 320 +/- acres of the downtown – the Overlay District, and providing a draft model code, bringing us through Permission to Advertise. Staff would then move forward with the ordinances. Council can vote on this and Staff could have a Change Order for the contract at Council’s June 6, 2018 meeting, with DPZ kicking off the second meeting in June.

Council Member DeWitt motioned to approve; Council Member Quaremba seconded

Discussion was held on density with Council Member Quaremba addressing the need for a Council discussion. Council Member Forbes also addressed the need to address parking.

The motion carried unanimously.

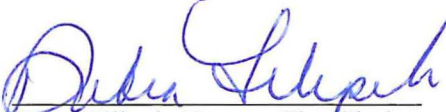
XI. PUBLIC COMMENT

5:32:49 pm Bill Lonkart addressed finance, in relation to impact fees. The general fund revenue at the end of September will have somewhere between \$500,000 to maybe \$700,000. He commended Council on the great job they are doing.

XII. ADJOURNMENT

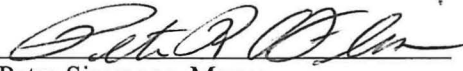
There being no further items to discuss, the meeting adjourned at 8:00 P.M.

Respectfully submitted,


Debra Filipek, Deputy City Clerk

APPROVED:
CITY COUNCIL ZONING BOARD

Date: 10/12/18
AUTHENTICATED:


Peter Simmons, Mayor

