

CITY COUNCIL
BUDGET RETREAT
CITY OF BONITA SPRINGS
TUESDAY, NOVEMBER 13, 2018

9:00 A.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 9:02 A.M.

II. PLEDGE OF ALLEGIANCE:

At the request of Mayor Simmons, Council Member Amy Quaremba led in the Pledge of Allegiance.

III. ROLL CALL:

Mayor Simmons and all Council Members were in attendance, with Council Member Laura Carr arriving at 9:03 A.M.

IV. PUBLIC COMMENT:

9:03:46 AM Ben Hershenson stated he was a member of the Bonita Springs Golf and Country Club Community and hopes something can be done to this property that will make it more beneficial to everyone. He would suggest a pristine green area for all residents to enjoy.

9:07:17 am Robert Digilarmo addressed stormwater system repairs, and commended Council on their work. He addressed the back of his property, which faces the stormwater runoff and the golf course. With increased densities there will be increased runoff that this ditch cannot handle. He questioned how these types of situations are looked at.

9:11:00 am Dwight Essman (sp?) asked that Council have the courage to increase taxes to make this city the best!

V. DISCUSSION OF PRIORITIZING CAPITAL IMPROVEMENT PROJECTS FOR FY 2024-2028 AND CIP ORDINANCE ADOPTION PROCESS.

9:11:34 AM City Manager Arleen Hunter furnished an overview of this item, which relates to the CIP process, and direction from Council in preparation for next year's fiscal year. She further explained, noting that a second budget retreat will be scheduled in March. The CIP will be scheduled for Council's December 5, 2018 meeting.

VI. DISCUSSION AND PRIORITIZATION OF STORMWATER MANAGEMENT AND WATER QUALITY LAND PARCELS (STRATEGIC PRIORITY #1)

9:14:30 AM City Manager Hunter introduced this item, which includes LMS (Local Mitigation Strategy) where they placed prioritized projects for land acquisition, which Staff will go through. Also, some members of Council have received requests from people on the City purchasing properties they feel

might be related to stormwater. There are some citizens concerned about their property that have come forward. Staff will show Council all of these and see if there's any interest from Council in prioritizing those on the list should additional grant funds become available, or they can be removed from a potential list as well.

Referring to the map, she continued that the golf course community is the number 1 tier 2 project on the LMS for Lee County. Staff did go through a process of ranking with Lee County, who is receiving approximately \$32 million in funding. Staff understands the process is a competitive state-wide process and there is the potential that number 1 tier 2 project could move into an eligible slot. A requirement of that program is that we have an engagement letter from the property owner. Staff is looking today to see if Council is interested in that property. Also, lower on the list are some additional properties within the DRGR as potential properties that could be eligible, which are lower on the ranking list. If there's an interest from Council, Staff can begin discussions with the property owners or educate them on the grant process should funds become available. If they do become available, Staff would be looking to try to move quickly, as the funds are secured on a first come first serve basis. She will be requesting a motion afterwards so that staff has the ability to discuss with the property owners that Staff has official action from City Council.

9:17:46 am Council Member Peter O'Flinn stated "obviously, most definitely," stating that was not just in the Jim Beaver Report, as it was in the Lee County report, so there more than ample science behind the importance of that property (the golf course property). He would very much like City Manager Hunter to do what she suggested on that. He would be happy to participate as it is in his district.

9:18:55 AM Assistant City Manager Matt Feeney next referred to a Powerpoint presentation (copy in Clerk's file) addressing four maps. He explained mostly property owners have reached out to the City and asked if the City would consider purchasing them. He referred to the properties in yellow, with the first being located near Pennsylvania Avenue, which are owned by individual property owners, which serves a drainage function. The second parcel is located near the dog track on Racetrack Road, and is vacant. The last lot is located along the Imperial River, near Kent Road, and entailed two people who reached out to the City. He further explained.

9:26:32 am City Manager Hunter explained that staff is looking for some official action on the LMS to move forward, and asked if there was any prioritization of the additional properties, so staff can reach out to those who made inquiries. Additionally, staff is seeking direction from Council on if, in the future, they would like staff to look at a CIP that has each year built for acquisition of lands within the DRGR, or stormwater management systems – stormwater quality and stormwater management.

9:27:39 am Council Member Amy Quaremba stated she does think we should provide for stormwater management land acquisition and acquire property in the DRGR. She doesn't quite get the functionality of the properties presented, as she would like to see a concept of the integration of all these things. She feels there are two reasons they might want to acquire property – 1) for passive recreation and 2) for stormwater management, the later of which is our focus, which is what she feels should be the priority. She referred to the property on Kent Road that's connected to the Pine Lake Preserve and stated she agrees with Council Member O'Flinn that maybe they need to look outside of the city to purchase those to continue that line of control. Right now she doesn't see the connection, or how they can prioritize this, because the need is to focus on stormwater management - a total system and not isolated pockets. Assistant City Manager Feeney echoed Council Member Quaremba's comments, stating that the modeling can help shed some light. There are two stormwater issues in the city – water quality issues and water quality regulation, and land within those regulatory boundaries can be used to help with quality nutrient reduction. With the flood reduction and land to do that, you need more of a comprehensive look. He further addressed, stating that modeling might shed light on what they might be able to do for flooding, and then they could have something to compare to. City Manager Hunter stated that staff is comfortable if the overall approach of Council is to look at an overall CIP for stormwater management and quality, and at a later date these people may have a

process to move forward and apply. It would help staff to be able to notify them at this time there may not be an interest to pursue purchase.

9:30:55 AM Council Member DeWitt echoed comments of Council Member Quaremba, as he also feels modeling and LMS should be the priority. The other ones, after the whole stormwater management process gets going, is going to model the whole city. He feels that they need to have continuous/contiguous land.

9:32:45 AM Assistant City Manager Feeney stated that those in the blue, provided that they rise in this federal aid process, staff does not have the ability to reach to those property owners, because that will be part and parcel to that process. City Manager Hunter explained staff is asking for a motion today that gives staff the direction to make contact with the ones in blue. Staff is also comfortable with another recommendation of Council to be a future CIP for land acquisition and water quality/water management with the understanding that after the modeling that would provide the prioritization list of those properties, and also the understanding that they could reach out to those who have solicited the city, to let them know that this would not be the time they would be purchasing their properties.

9:33:28 AM Council Member O'Flinn motioned the city reaches out, starting with the golf and country club property; Council Member DeWitt seconded. Council Member Forbes stated he felt the motion should include, before you do this, consulting with Attorney David Theriaque and City Attorney Derek Rooney because they don't want to get into a catch 22 that we're in a position to approve a property for something. Council Member O'Flinn stated he felt that was a given, it's not part of the motion. Discussion followed on the process.

9:39:15 am City Manager Hunter clarified the motion, for staff to begin outreach to the owners of the golf course property on Old 41.

The motion carried unanimously.

9:39:46 am City Manager Hunter also clarified that the opportunities that have been presented through private property owners, staff will be notifying them that, at this time, that's not the direction that we'd be looking for future general land acquisitions in the CIP. She would like direction that staff could prepare that to bring some ideas to Council in March, for general future funding.

Council Member Quaremba stated she also felt they also needed to vote on the other blue property, and motioned that outreach is also started to the DRGR property owners to see if we could acquire that, and that if by some miracle we get to the second round, we could use some of the money for that; Council Member DeWitt seconded; and the motion carried unanimously.

9:42:29 am City Manager Hunter explained that in the planning of the CIP Staff will include a placeholder in the year 2024 – as a holding for future land acquisitions.

- VII. DISCUSSION OF TRANSPORTATION COMPLETE STREETS IMPROVEMENTS
(STRATEGIC PRIORITY #2)
 - A. SIDEWALKS
 - B. MULTI-USE PATHS

SIDEWALKS:

9:43:07 AM Assistant City Manager Feeney next referred to the Powerpoint presentation slide that addresses sidewalks, and began by addressing sidewalk requests staff received, and some corridors staff feels might lend themselves to sidewalks. The pink depicts the existing sidewalk networks, both within the city roadways as well as on the county-maintained roadways. The intent is to create a network just like you would with a roadway. He further explained that they are trying to make network connections. He next

addressed a couple of standing requests received, which include a connection from Cockleshell down to Shangri-La Road, and another request for a sidewalk along Maddox Lane. Number 3 has been designed and there are construction plans available for that connection. Additionally, staff does get requests by the Publix on West Terry Street that has the fire station in the corner. There is also a bus stop at this location. Therefore, number 4 would provide a connection on West Terry Street over to the intersection, as well as a painted crosswalk north to Publix. The reason they get this request is not only are there people trying to get to the bus stop, but also people who are coming out of the residential neighborhoods located along the river who walk to dinner or grocery store on private commercial roadways, and when they get to the intersection of Terry Street there's no crosswalk for them to cross. So number 4 is also designed and accounts for that little sidewalk gap from the fire station. It also provides for a crossing north to the street. Should Council want to move forward with these two, these two can move to construction relatively quickly. He next addressed other requests, which include areas along Wisconsin Street and Carolina Street where they received requests both for a sidewalk network, and requests not to have it.

9:52:40 am Council Member DeWitt stated that American House made the comment that many who stay there can't get to downtown, and as soon as they get to the end of Longfellow, at Allan, there is nothing and they're walking in the street until they get to Matheson. City Manager Hunter stated it can be added to the list as inventory. Assistant City Manager Feeney stated that plays into 5, which is coming from internal, as they experienced it with the downtown project when they were doing traffic redirection, as there are a lot of children that are walking this road along Goodwin. It would be challenging, it's an older part of the city and the road has a narrow right-of-way, and may entail reconfiguring. He stated 11, 12 and 13 are currently being designed and will be programmed for construction by FDOT in the next year or two. These three are funded and are in FDOT's plan. The city is recommending asking again for item 10, located along Shriver, as a safe route to school project. The city works in conjunction with the school board. He further explained. Council Member O'Flinn addressed an issue brought up at the MPO about LAP certification, and informed Council of a discussion with Arleen and Matt on whether there is some kind of measure the city can take that's not expensive to get some LPA certification in the city. City Manager Hunter responded that staff is looking into that. The other question regards whether we should contract with someone providing services to us and they have a person who is LAP certified, will that meet the qualification.

9:57:15 am Council Member O'Flinn addressed item 10, and referred to some of the longer stretches, if we could have the possibility of having something wider and have it be a sidewalk "multi-use" path where children can bike as well as walk to school. Longfellow could be an example of that, and would be great if people can bike to downtown. If staff could think about this. Assistant City Manager Feeney responded some of these things Alta is developing standards that will help guide that. Overall, it is something Staff is aware of and do need to look at.

9:58:31 AM City Manager Hunter stated Staff knows what to include in the list and questioned whether Council had any concerns or had anything they wanted removed from the prioritization list. Council Member Quaremba stated she would do all of these and leave it up to Matt to figure out how to prioritize both from a financial, time and permitting point of view. Assistant City Manager Feeney referred to the two that there are shelf plans for, staff recommendation, based on need, would be to try to advance those to construction quicker, as the money has already been spent to design them, and staff does get requests for them. It seems like they would be the logical candidates for the almost immediate to construction in this new outlying years and maybe they would be advanced in the subsequent budget year. Council Member Quaremba stated she was comfortable with that, but feels there is a need to move quickly to provide a mechanism by which, at least, walkers can get out on a sidewalk and out of the way of vehicles. Council Member DeWitt referred to item 4 and asked how far up Alta is going to go with Terry Street, noting that the whole multi-modal is on the books that they are trying to do in the next year. He questioned whether they would build this and a year later tear it up. After further discussion, staff to coordinate with Alta.

10:02:33 AM City Manager Hunter clarified that Council wants staff to look to more specifically address the two shovel ready (3 and 4), and they would be looking in the CIP for overall general projects. But if

Council would like to see this map, she would request official action by adopted as the potential projects, for when staff see grant opportunities or other opportunities that come forward, staff can then reference this in that programming. Assistant City Manager Feeney stated that item 3 entails Cockleshell extension down to Shangri-La, and 4 is a small piece that connects at the fire station. City Manager Hunter stated they would do more specific preparation for that for the next fiscal year, and also looking at a general CIP for all the sidewalks, and having this as an overall adopted road map of where we could go for future potential opportunities. In response to Council, Assistant City Manager Feeney stated that 2 does make sense from a connective point of view, and 6 also has had quite a bit of requests. He further addressed.

10:05:12 AM Council Member DeWitt motioned to continue with 3 and 4 on the map, and update the map to the other ones and have staff prioritize them as to what they see as the most quick, cost effective and the most requested, and bring back to Council at their next meeting for Council to approve that second part of the map; Council Member O’Flinn seconded; and the motion carried unanimously.

MULTI-USE PATHS:

10:06:49 am Assistant City Manager Feeney next addressed multi-use paths, explaining that these are the 12-foot-wide pedestrian/bicycle main thoroughfares for the city and include landscaping and wide facilities. Those are under design include West Terry Street for the project that Alta is designing, which is a 12-foot-wide multi-use path on the north side as well as buffered bike lanes on both the north and south side of West Terry Street to accommodate all users. Additionally, Logan Boulevard (#2) has been designed as a 10-foot-wide separated multi-use path that runs north and south that will connect to the 10-foot path on the left side of the road in Collier. That has been incorporated into the design and will be construction with the construction of Logan Boulevard. All of the alignments are sitting on the adopted bicycle/pedestrian master plan.

He next referred to #22, which is Old 41, south of Bonita Beach Road. FDOT is soliciting firms to do a PD&E study for a complete streets improvements along that corridor and the corridor down to Collier. There is currently a development that’s been working through the Community development process that will be constructing the 12-foot-wide multi-use path section in front of their property. Discussion ensued on the pathways. City Manager Hunter explained that staff was looking at this as being more of a planning tool so that as opportunities come forward staff can present it to Council as the adopted general prioritized list. Additionally, staff would be looking for the same sort of mechanism of a “set aside” for multi-use paths that they would continue to build on, and as a priority project move forward, they would then have the ability to continue funding.

Council Member O’Flinn referred to long stretches in the City like that from Imperial from here to Estero, and the same on Bonita Beach Road if those sidewalks could be widened and adapted into multi-use paths. If you can add those in, he would consider doing it. Council Member Forbes referred to the area where you come out onto Bonita Beach Road, down at Mosiac, vs. up to Terry Street and on Old 41, he would assume they will be somewhat similar in width. Assistant City Manager Feeney stated he hasn’t seen the plans for north Terry Street, and further explained. Council Member Forbes stated he would urge Community Development and our consultants to look at those two, to see if there’s some commonality or if we can get something fixed at this time because neither one are built. Discussion followed.

10:20:10 AM Council Member O’Flinn motioned to approve and adopt concept; Council Member Quaremba seconded; and the motion carried unanimously.

10:21:24 am Council Member Gibson left the meeting.

VIII. DISCUSSION OF COMMUNITY AESTHETICS (STRATEGIC PRIORITY #5)

A. ROADWAY AESTHETICS

- LANDSCAPING

- GATEWAY (I-75)
- U.S. 41 BRIDGE BEAUTIFICATION
- STREET SIGNS AND ENTRY SIGNS

LANDSCAPING:

10:21:46 AM Assistant City Manager Feeney next addressed the landscaping map that shows where there is city landscaping, some of which is on roads that are not the City's, i.e., U.S. 41, noting that the city installed it and maintains the landscaping (dark green dot pattern on the map) and comprises primarily U.S. 41, East Terry Street from Old 41 to Imperial Parkway, and the stretch of Old 41 from Rosemary Creek down through where the downtown project picked up, as well as the connective side streets between Felts and Old 41, and are very formal and very manicured landscapes.

The lighter green shows where landscaping will be coming, similar to the multi-use path. West Terry Street has a landscaping component to it, which consists of two lanes without a median. The southern side of the road has a tight right-of-way and goes into residential neighborhoods. The opportunity to landscape is primarily on the north side where the path will be, which has a landscaping component to it in the budget, so as they go to construct it they will be installing more formalized landscaping along that corridor. The current approved CIP budget for Logan Boulevard has landscaping funding identified for it, and staff will be working towards a landscaping plan in the upcoming year for installation.

The lighter green color include areas where Staff received requests, or believe there's an opportunity along city streets. Staff receives inquiries consistently on Old 41 from 41 down to Rosemary Creek. Primarily there is only an opportunity to landscape medians in this area, as when the road was widened, it was widened right-of-way line to right-of-way line, and so the opportunity lies within the medians solely. Also, Shangri-La Road doesn't have medians but does have some right-of-way and includes large drainage infrastructure in there, but could be an opportunity to landscape the road sides or rights-of-way through that corridor.

Number 6 is East Terry Street from Imperial Parkway out to Bonita Grande Drive, and includes some potential to landscape in the future. Number 3 is Old 41 South, and will start to see some of those discussions with the private development project that's coming forward that has some landscaping that will be coming in along with this path, as well as with the planning with FDOT.

Another area with a potential opportunity for landscaping is number 4, which is Woods Edge Parkway, which currently has medians and includes a wide area, some of which is private and is located up by the wall on the north side of the road. Overall, there could be some opportunity to make that corridor look a little better if you tied it in, perhaps with a multi-use path project or something. In addition there is the red dotted pattern along Bonita Beach Road; Imperial Parkway south of Bonita Beach Road, and then Imperial Parkway north of East Terry Street. These are all County maintained rights-of-way and are landscaped with the current Lee County landscaping programs.

There are stretches from the interstate east where the County maintains the roadway that does not have formalized landscaping. There are people who inquire about this area from time to time as to why it's not landscaped. It does have some challenges in terms of the way the road was constructed, as the medians in some areas are inverted, etc., and so the landscaping pallet might be more limited in that area to keep the functionality. In response to Council Member O'Flinn, Assistant City Manager explained that when it gets to Logan Boulevard, it becomes private. From I-75 to Logan it's the County's. He explained that the city will have a piece of the landscaping with the roundabout and the approach to the roundabout, which is a small stretch to the east. Council Member O'Flinn asked why the City's isn't reaching out to the County, or whoever, to improve that? Assistant City Manager Feeney responded that they certainly can.

10:29:00 am Council Member Quaremba stated that we might talk about just the County. Do we have control over what they do put it, or at least some effort to influence them, stating that not only for this area. Assistant City Manager Feeney referred to the grey dotted pattern is the end of Bonita Beach Road, and he referred to Bonita National, which is under two ownership entities. The first mile is Village Walk community and they own that first mile up, and staff has been working with them on Logan Boulevard, but that mile is their CDD's property. It is not landscaped and they have a desire for that area to be landscaped, and they are looking for partners either through the County or through the City to achieve that. Just to the east the ownership entity has landscaped this stretch. The remainder of the road is private land, but they did landscape it 3 or 4 years ago as they started to redevelop and construct in those areas. The landscaping consists mostly of trees and some ornamental grass. Council Member O'Flinn referred to Collier County which he stated as MSTUs for landscaping, and stated that may be a possibility to reach out to Lee County to reach out to Lee County for that area east of I-75, if they would want to do something like Collier. Assistant City Manager Feeney responded that Lee County has them as well, and referred to the Bonita Lakes neighborhood, which he further addressed, explaining that they (Bonita Lakes) maintain that stretch in front of their community. He further explained, noting that there is a pattern that if a community wants to invest in it, the County does work with them. Council Member Quaremba stated that sounds like something we might want to explore for those areas who want to improve that eastern end of Bonita Beach Road. Assistant City Manager Feeney explained that the challenge is that's the only example where the community, really was the developer, that was setting this in motion. When the communities come to the city to talk about landscaping, they're really looking for an investment, and might be a stumbling block. Council Member O'Flinn stated there are people on this Council that are advocates for landscaping, but there is an issue in that we don't have the money right now. Either they put this on for a decade for now, of 2024, or explain to people what our fiscal position is right now, and let them make a choice, and if they want to do something like Bonita Lakes, that would be their choice. 10:35:10 am Council Member Forbes responded to Council Member O'Flinn that he believed there is an interest in this, as he brought it up several times to Council. Village Walk was interested and he had a preliminary conversation with the key people at Palmira who was also interested. Worthington was somewhat interested. He further explained. Council Member O'Flinn stated he was referring to reaching out to the county since that's their jurisdiction. He suggested talking to those communities and reaching out to Lee County – if they are interested in doing an MSTU.

10:36:25 am Council Member Quaremba questioned Council on whether they would like to try to explore some kind of input into the County on, not only the roads they are already maintaining, noting she objects to the shells and the bougainvillea. Council Member O'Flinn suggested Staff come up with plan they would like to see, come back to Council; get Council on board unanimously – not 6-1. Then talk to the Mayor either him, or whoever he assigns, talk to the County Commissioners about what we'd like there. Council Member Quaremba asked if she was correct in that the Bonita Beach Road Vision Study contains some landscaping concepts. Assistant City Manager Feeney agreed with Council Member DeWitt in that Lee County does have standards, as Bonita Beach Road is an enhanced landscape standard. He further explained. Council Member Quaremba stated she would like the landscaping to be more in-keeping with the Bonita Beach Road design.

10:41:51 am Council Member Quaremba next addressed landscape maintenance, and stated that there is a way to landscape where you don't create a maintenance nightmare. She feels that when we do this, it would be in our best interest to not have a 20-year maintenance problem, and think of those things that are easy to maintain – it's the right plant in the right place with the right conditions. That would be her recommendation.

10:43:16 am Council Member O'Flinn reiterated his suggestion for Staff to come up with ideas for Bonita Beach Road and bring them back to City Council for approval, and then designate the Mayor, or whoever the Mayor wishes, to reach out to Lee County Commission.

City Manager Hunter clarified that on the city-maintained roads, if this is a good working map order of prioritization, in general, she would suggest they move forward for use of it as a planning tool. Council Members agreed, with Council Member O'Flinn suggested, consistent with that, that staff look into the MSTUs just to understand how they work in Collier, along with what Bonita Lakes does, just to see.

Council Member Laura Carr motioned to use the map as a planning tool; Council Member O'Flinn seconded; and the motion carried unanimously.

GATEWAY (I-75)

10:44:04 am City Manager Hunter next referred to the last page of the existing CIP which includes a placeholder with a carryover for the highway monument welcome sign at \$300,000., to which she is going to add the flagpole as part of that entryway/gateway feature at \$40,000. She is requesting input from Council as to whether they would like staff to have a discussion with DPZ of taking some of their preliminary drawings and designs into a step further as just a sort of a phase 1 of understanding what kind of project could be there and getting some idea of some potential cost estimates. With the funds there, staff was thinking of bringing back a request from them to start some design, which could include incorporating the flagpole. That entailed some of the preliminary drawings they provided during the Bonita Beach Road Visioning Study. This would help in planning for future years of funding, as well as the costs of permitting and design.

10:46:05 am Council Member Quaremba stated she was very much in favor of the gateway monument, to which she does think there is a need for more planning, and it would be nice if they can incorporate it rather than have a separate flagpole. City Manager Hunter explained that they (DPZ) were looking at providing a consistent view and they were incorporating the flagpole into the design. However, there were no cost estimates from that and it was also skimming on looking at some private property with public property so, she the first focus would be looking at the public intersection there, and having them provide more detailed design work and getting some cost estimates to see whether it's a viable project, what's required in permitting, and coordinating with state agency.

Council Member O'Flinn seconded.

Council Member Forbes questioned FDOT enhancing the I-75 interchange of Bonita Beach Road. He referred to what they did in Stewart which was beautiful, with groupings of palm trees on the ends of the interchange. Assistant City Manager Feeney explained that they designed a landscape for that interchange and are moving to construction of that, so that request that was made two years ago by this Council was heard by them, and they've moved it forward, designed it, and it should be constructed in the very near future. City Manager Hunter explained that because this is in the current CIP she didn't feel there was a need for a motion on that, as they would just come forward with getting some proposals from DPZ.

U.S. 41 BRIDGE BEAUTIFICATION:

10:48:46 am City Manager Hunter continued with addressing the U.S. 41 Bridge Beautification, and explained that there is current carryover funding for this project as well, and staff was looking at getting a proposal from DPZ, and then having all that consistent in the branding of what they are trying to accomplish.

Council Member O'Flinn motioned approval; Council Member Quaremba seconded; and the motion carried unanimously.

STREET SIGNS AND ENTRY SIGNS:

10:49:38 am City Manager Hunter next addressed street signs and entry signs, and explained that during the last two budget cycles they've heard discussion on the overall entryway signs and street signs. She

referred to photographs and three emails received regarding the sign location on Old 41. Emails and comments were also received regarding the entryway sign at the entrance to Lover's Key State Park. What they didn't want to do is spend a few thousand dollars on a Band-Aid if the idea is that we will be creating a branding and design. If Council would like staff to look at bringing back the idea of the overall gateway signs we talked about previously there had been planned different entryways into the city off Imperial Parkway, U.S. 41, that staff would look at overall consistent messaging and design of the gateway signs, and maybe this is something to get feedback from DPZ. The sign by the beach could use some painting and refreshing that could be done to it currently. Assistant City Manager Feeney stated that the one at the beach could be painted and refreshed, and is one that can be spruced up in the interim while DPZ looks at this. The sign on Old 41 has had repairs made to it not too long ago. It's deteriorating to a point where it can't be repaired, and what they would like to do in the interim is Council is interested in branding, is to take the sign down. City Manager Hunter added that the design of it is not consistent with the design of the City or the sign on the beach. The recommendation is to remove it at this time.

10:52:02 am Council Member Quaremba emphasized the coordination and branding, and she feels they all have to be consistent - from the iconic gateway on I-75 to anything that is done on the beach. She is very much in favor of having DPZ be the design controller. She agrees with taking down the sign, patch the one that needs to be repaired, and give us time to get something going. NCH on 41 has offered to put, at their expense, a sign around Pelican Colony Boulevard. She asked if Staff could get them on board to not put the sign up, and leave the old one there until we get some kind of branding there. City Manager Hunter stated that she also needs to get from Council, their prioritization of where they want to see these entryway signs, have a cost estimate, and then a coordinated design effort for each of them. Council Member O'Flinn suggested staff come up with suggestions - of where to put signs. City Manager Hunter stated that there are also some deteriorating historic signs on Old 41 which were also repaired, noting they would want to have it all incorporated in the entire sign vision. Council agreed.

10:53:32 AM City Manager Hunter informed Council of feedback also received regarding street signs, which have different colors that delineate a city road maintained street sign and a private maintained road. She addressed examples of how other communities do this. Staff's idea of incorporation would entail as a sign needs replacement, they would evaluate that sign and the surrounding signs, and address in a phased approach of replacement with a CIP project. Staff will bring back those ideas from DPA - all consistent and one aesthetic program.

10:57:59 am Council Member DeWitt asked if DPZ could come back with four or five slogans/logos and incorporate that into our signs, our monument, etc. Would this be something that would be appropriate for DPZ to come back with. Discussion followed. City Manager Hunter addressed the previous branding process relating to the city's logo. Council Member DeWitt asked that DPZ come back with something that we are known for - three or four different things. He would like to embrace one of the logos or something else. Mayor Simmons stated that with the signage, and the consistency, and the monuments, is there a piece in there for it, and whether it changes or doesn't change, the discussion should be had, as he agrees. It may not change.

B. PARK AESTHETICS

- SHADE STRUCTURES AND RESTROOMS (DOG PARK, MARNI FIELDS)
- WATER FEATURES AND POOL IMPROVEMENTS
- BALLFIELD IMPROVEMENTS
- PROPERTY ACQUISITION FOR SOCCER FIELDS
- RIVER PARK IMPROVEMENTS (ELECTRIC, WATER, SEWER)

SHADE STRUCTURES AND RESTROOMS (DOG PARK, MARNI FIELDS):

11:00:20 am City Manager Hunter informed Council of requests received for shade structures and restrooms at dog park, with the same discussion at Marni Fields. Staff is requesting direction from Council

whether they would like to pursue some understanding of the costs that might be involved, and whether there is grant funding they can look into, and is there a possibility of using park impact fees for any of these projects.

11:00:50 am Parks and Recreation Director Nicole Perino stated she has been looking at shade structures for the dog park. She would like to go with consistency of all the other shade structures in the park system, which have been changed to a “shade system” where the top is removable. The cost will be between \$10,000 to \$12,000 each. This would entail three placed in each section.

City Manager Hunter explained that requests have been received for restrooms at Marni Fields as well, which would require conversations to continue with FPL, but before Staff started this process they wanted to some direction from Council. Director Perino stated that they would also have to add sewer at the dog park via BSU. Council Member DeWitt stated it will depend on what FPL says at Marni Fields, noting that he agrees with the dog park. With respect to funding, Ms. Perino stated she would have to get with the City Attorney on using park impact fees. City Manager Hunter stated if this is direction of Council for Staff to pursue that, she would request a motion so that they can utilize that communication with FPL.

11:03:06 am Council Member O’Flinn motioned to approve; Council Member DeWitt seconded; and the motion carried unanimously.

Council Member DeWitt stated that Marni Fields backs up to the Eagles, and asked if it would be worth having a conversation with the Eagles if they have property to construct something on the north side. Director Perino stated that the north side property has been acquired from the Eagles and is part of Marni Fields. Council Member DeWitt stated that if FPL says that they can’t put a structure there for restrooms, in conjunction with the Eagles to have a free standing facility. Director Perino stated that the parks department has looked at different areas where it wouldn’t affect entry into the powerline, as they would like a conversation with them on areas where it could be located that wouldn’t affect their access to the powerlines – in the common areas outside of the fields.

WATER FEATURES AND POOL IMPROVEMENTS:

11:04:38 am City Manager Hunter next addressed inquiries received regarding water features and the splash pads at different locations, and pool improvements or children aquatics activities. Staff would like to know if there’s any suggestions for Staff to look at any planning for any of those pool improvements or activities.

11:05:00 AM Council Member O’Flinn stated that there have been conversations about the splash pools, which make a lot of sense, but somehow they have to fit into an integrated concept. He see this as a cost issue. Council Member DeWitt stated he would like to get some information on the City’s pool, which has to be about 25-30 years old, and is going need to be refurbished. He questioned making this all one concept, that when they refurbish the pool to put in zero entry for small kids, etc. Director Perino explained that the city’s current pool cannot be changed to do that. She agrees that the pool does need to be resurfaced now, and the cost is \$50,000. There is also a need for a new heater, as the current heater is 25 years old. Staff’s would propose turning the current pool into more lap lanes and making the children’s activity pool a completely separate pool. Council Member DeWitt would like to move forward (children’s pool). Council consensus to find out the cost. Director Perino stated that she does have a cost, of approximately \$750,000 – for creating the new pool with additional restrooms – the whole bit. While it is expense, they can use park impact fees. Council Member Quaremba asked if they look at having one of those in the downtown areas, i.e., in the Esplanade in front of the library. Director Perino stated that they have looked at different areas downtown, including adding a splash pad to the recreation center. City Manager Hunter stated that should Council want to look and pursue something in the downtown, that’s something they can also discuss with DPZ as far as a form-based code of a potential location. Staff is looking today to see if there was a desire for Staff to pursue looking at different options. Staff can talk to DPZ about what makes the most

appropriate location for the splash pad if it goes downtown, and then bring back some ideas of costs of improvements to the pool. Maintenance will be discussed later.

Council Member O'Flinn referred to the old library building that is owned by the County. To him it's what's the eventual bigger plan for that area, if any, and having that fit in.

11:11:37 am City Manager Hunter clarified direction, to talk to DPZ about the possibility of the splash pad separately, and to look at a more longer range plan for the entire recreation center, pool, and old library site.

BALLFIELD IMPROVEMENTS:

11:12:11 am City Manager Hunter explained that there is some regular maintenance and repair and some damage from Hurricane Irma. There has been some input about bringing those facilities up a bit more in standards and design and also overall, the rest of the parks as far as landscaping, fencing, etc., and so as a longer range goal, staff would like to know if Council would like them to look at sort of a placeholder for some funding, to look at the replacement of some items, and working with other leagues that utilize the fields as well.

11:12:57 am Director Perino stated that there are some improvements that can be done to the concession stands, as it is in the agreement that little league takes care of, and the City is in discussions with them on the City helping with those improvements as well as score boards, etc., that need upgrading, that currently they have maintenance of, but they have asked for the City's help in fixing some of these things. Council Member O'Flinn stated it would be nice to have an overall plan to make that a first class facility, and then see where we are with the funding. Consistent with everything that is being done here, come up with our goals and then they will figure out how to get funds. Council Member O'Flinn informed Council of preliminary conversations he had with people who may be interested with private funding in helping the City with respect to the ballfields. He has talked to the City Manager, and the first thing is to figure out what good is so we can show that.

11:15:49 am City Manager Hunter suggested bringing back a smaller proposal for some park planning where we could have an architect/engineer assist, who specialize in fields and parks and provide feedback on what improvements/changes can be done.

11:18:47 am Council Member Quaremba asked if we are also considering either expansion or additional properties to put in new fields somewhere. Director Perino responded yes, noting that the demand has been for soccer fields rather than baseball. The more immediate need would be additional soccer facilities. City Manager Hunter explained that they were discussing having an analysis of the fields and so if they were to determine more space was needed, staff could bring back an analysis – for both – look at both soccer fields and the actual recreational services the city is providing.

PROPERTY ACQUISITION FOR SOCCER FIELDS: SEE ABOVE PARAGRAPH

Continuing on City Manager Hunter stated that the above is what kind of lead Director Perino into the soccer field acquisition, which is a request the City received, and that the Council has received, so that would be part of planning. Director Perino stated that was requested of Staff to look at City property at the last budget meeting. Staff has looked at all they have currently. The only space that would be big enough would be the other portion of the Mayhood property, on which only two fields could fit. This can also result in some parking concerns because of the location. It would really be acquiring additional land and building new. Council Member O'Flinn stated the DRGR would be perfect location for soccer fields. Council Member DeWitt referred to where the high school was suppose to be in the DRGR, near Tower Road. Council Member Quaremba suggested the SFWMD property on Bonita Beach Road, to which

Council Member O'Flinn stated that property was small. Assistant City Manager Feeney to check on the property size (the SFWMD property on Bonita Beach Road).

RIVER PARK IMPROVEMENTS (ELECTRIC, WATER, SEWER)

11:21:32 am Director Perino stated this is mainly looking at adding electricity to this park due to safety and security concerns. Since there is no electricity there is no security lighting, or any kind of lighting at all. The preliminary cost she obtained about five years ago was approximately \$25,000 to \$30,000 to add electric. Now with adding art pieces, and with the canoe/kayak launch, boardwalks, etc., it would be more user friendly and provide safety and security.

11:22:14 am Council Member O'Flinn stated that River Park needs a hard look, as it's very awkward to get your kayak from a parking spot onto the docks, and yet there are two great dock systems. He thinks it could be something that really could be utilized much more. He doesn't think it has to do with lighting, which is security at night. If you go in the day there's no one there. Also any time they come up with ideas they hear that there is some special water management issue. He would suggest Staff go back and open the box up and think about ideas for real kayak launches. Maybe there could be a soccer field there. The park needs to be activated. Director Perino stated that they were actually in the process bid document process now, because there is TDC funding to build a fishing pier. That configuration where the canoe/kayak launch is, will be reconfigured, including the walkway/boardwalk to it. Overall, it is going to be reconfigured to that launch, so it will be much easier for one to get their canoe/kayak out there. Staff did look at the park in terms of soccer facilities, and due to the eagles nest and other things out there, they don't have enough open space on which to place soccer facilities based on the acreage. She further explained. What's cleared right now, it's not viable for soccer fields based on how it was build and the permitting the City received through the SFWMD and ACOE. Also, they are having some issues now with the DEP on these sort of issues, and not allowing other uses. Assistant City Manager Feeney stated that if they retain a park planner to look at ballfields and space, it seems like this could be in their scope to test and vet what types of improvements could be made there, and what opportunities there are, and look at the regulatory environment and see what's available. Council Member O'Flinn stated that he felt if anything would be compatible with water management, it would be a big soccer field. Assistant City Manager Feeney stated that is something that could be looked at in the process. Council Member Quaremba stated that the Art in Public Places Board is thinking about making it somewhat of a sculpture garden with festivals, which she feels there would be a need for port-a-pottys. Director Perino responded. Council Member O'Flinn referred to DPZ, and stated that maybe it's someone else if cost effective, suggested getting an overall plan for River Park.

11:28:37 am City Manager Hunter reiterated direction, to look at all of the park planning and getting an analysis of the recreational facilities the city has and providing options.

C. GOODBREAD (DIXIE MOON):

11:29:00 am City Manager Hunter informed Council of funds spent, inclusive of the private investment from Mosaic, there was a total budget of \$177,232.00, and to date the City has spent \$129,317.00, leaving a remaining balance of \$47,914.00. A meeting is scheduled for the Staff to look at, phase 1, looking at placing a façade around the base and painting that. She further addressed, addressing windows, and potential fund raising for that. Staff would like to move forward with the first phase to address windows, doors and framing the bottom in compliance with the building code, utilizing what can be accomplished with the \$47,000.00. Staff would also be looking to go back to the Historic Preservation Board for grant dollars.

No action.

IX. DISCUSSION OF FACILITY MAINTENANCE, REPAIRS AND EQUIPMENT NEEDS

- A. CITY HALL-AIR CONDITIONER
- B. RECREATION CENTER – AIR CONDITIONER, GYM FLOOR
- C. EQUIPMENT – VEHICLES, TECHNOLOGY UPGRADES, EMERGENCY MANAGEMENT EQUIPMENT AND PROGRAMS (CLEAR AND CUT PROGRAM)
- D. CITY FACILITY SECURITY IMPROVEMENTS

11:30:48 am City Manager Hunter explained that this addresses general repair and maintenance items for all city facilities, including City Hall A/C, the recreation center, vehicles and equipment, IT needs (emergency preparedness equipment, computers, cameras for City Hall, etc.), infrastructure improvements for all facilities, etc. All these will be addressed in March. She also addressed the “Cut and Clear” program.

Council Member Forbes referred to the mechanical equipment for the buildings, he asked the City Manager also have them look at converting the lighting over to LED for all city facilities. Council Member DeWitt requested that Council look at some type of depreciation in March. He stated that the fire district has a depreciation of about 2% of what the assets are, which will give you the funding mechanism, and if something comes up, you have that funding mechanism in a reserve for that depreciation. City Manager Hunter responded that is the goal – to be able to have a continued dollar amount funding source that goes into the CIP and then have a management plan of the depreciation.

X. COUNCIL ACTION ITEMS:

11:39:45 am Council Member O’Flinn stated he created a list of County-related items, some of which Council touched on, and suggested bringing it up at a future meeting, get a consensus, and have the Mayor address. Council consensus yes. Council Member Quaremba referred to the list and devising some kind of an action plan. She stated that maybe Staff could help Council organize that kind of action plan. Mayor Simmons referred to Council Member DeWitts request for a joint meeting with Estero, and stated that if Estero is not involved in these item, he suggested a meeting with Lee County. Council concurred to Mayor’s suggestion of a joint meeting with Lee County. Council Member Forbes suggested the Mayor do a lot of preliminary discussion before that is scheduled.

Per Council Member Laura Carr, beach passes for Collier County were discussed. Council Member O’Flinn responded.

- A. DISCUSSION OF EMERGENCY RESOLUTIONS OF THE CITY OF BONITA SPRINGS DECLARING A STATE OF LOCAL EMERGENCY RESULTING FROM RED TIDE (HARMFUL ALGAL BLOOMS AND DRIFT MACROALGAE) AND LAKE OKEECHOBEE DISCHARGE (ALGAE BLOOMS).

11:39:45 am After a brief discussion, direction was given to not renew the emergency resolutions.

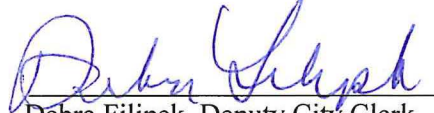
- B. RATIFICATION OF MODIFICATION #Z0505-1 TO SUBGRANT AGREEMENT WITH THE DIVISION OF EMERGENCY MANAGEMENT FOR FEMA AND STATE FUNDING OF REPAIRS TO LUKE STREET.

XI. PUBLIC COMMENT: No comments were made.

XII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 11:50 A.M.

Respectfully submitted,


Debra Filipek, Deputy City Clerk

APPROVED:
CITY COUNCIL ZONING BOARD

Date: 12/19/18

AUTHENTICATED:


Peter Simmons, Mayor