



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Regular Meeting – November 5, 2025 – 8:32 a.m.

It is noted for the record that all: 1) documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise.

1) CALL TO ORDER AND ROLL CALL

City Council Members Present

Teresa Heitmann, Mayor
Terry Hutchison, Vice Mayor

Berne Barton
Ray Christman
Bill Kramer
Linda Penniman
Beth Petrunoff

Staff Present:

Gary Young, City Manager
City Attorney Matthew McConnell
Patricia Rambosk, City Clerk
Chad Merritt, Community Services Director
Monique Barnhart-Tiberio, Communications
and Public Outreach Manager

Sandra Fazzino, Executive Assistant
Danielle Futia, Marketing Supervisor
Michael O'Riley, Police Lieutenant
Dr. George Yilmaz, Dir. of Critical Infrastructure
Jessica Hernandez, Deputy City Clerk
Jessica Rosenberg, Deputy City Clerk

Others Present:

Marcella Drawdy
Daniela Castillo
Talissa Mardigras
Ava Mercer
Angelina Price
Jacqueline Vergara
Mia Vergara
Steve Popper
Donald Grandmaison
Jacques Groenteman

Charissa Dines Popper
Nikki Audia
Megan Evans
Slate Dabney
Vicki Padlo
Tom O'Riordan
Callhan Soldavini
Alina Smith
Ellin Goetz
Jenna Heidermann

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Marcella Drawdy, Trinity by the Cove, gave an invocation. Council Member Barton subsequently led in the Pledge of Allegiance.

3) SET AGENDA (add or remove items)

City Manager Gary Young said there were no changes to the agenda.

MOTION by Penniman to SET THE AGENDA; seconded by Petrunoff and unanimously carried, all Members present and voting (Barton-yes, Christman-yes, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Heitmann-yes).

4) ANNOUNCEMENTS AND PRESENTATIONS

4.A) Youth Council Swearing-In Ceremony.

Mayor Heitmann introduced the Naples High School Youth Council, explaining that the program began as an idea inspired by the Florida League of Cities and was brought to life through the leadership of Vice Mayor Hutchison and Naples High staff. She recognized Kathleen Swingley

for initiating the Youth Council, thanked Communications and Monique Barnhart-Tiberio, Communications and Public Outreach Manager, for her support the previous year, and welcomed Executive Assistant Sandra Fazzino, who she said will assist with that year's program. Mayor Heitmann also thanked Naples High Athletic Director Cassie Barone for her continued leadership.

City Clerk Patricia Rambosk subsequently administered an oath of office to new incoming Youth Council members (Daniela Castillo, Talissa Mardigras, Ava Mercer, Angelina Price and Jacqueline Vergara), with outgoing Youth Council members also in attendance. Following the oath, Vice Mayor Hutchison presented each member with a challenge coin, encouraging them to find their voice, follow their passions, and speak up for what they believe in. Executive Assistant Fazzino noted that the Youth Council members' agenda that day included ethics training, a tour of the Fire Department, a visit to City Hall, as well as planning activities for the year ahead.

Outgoing Naples Youth Council Chair Mia Vergara presented an update on recent accomplishments and upcoming initiatives. She highlighted the Council's annual gift-giving project, which raises over \$1,300 each year to assist local students in need, and the Honor Flight initiative led by Vice Chair Bobbi Newell, honoring veterans returning from Washington, D.C. She then announced a new distracted-driving awareness event for high school students, organized in partnership with law enforcement and trauma specialists. She announced that Youth Council Member Ava Mercer will lead a homeless outreach initiative, and Clerk Angelina Price is coordinating a fundraising event with Kendra Scott at Waterside Shops to benefit the Naples Therapeutic Riding Center.

Chair Vergara noted the Youth Council may adjust its meeting schedule to allow for City Council participation. Mayor Heitmann and Council Members congratulated the group, and Vice Mayor Hutchison encouraged public donations to support their youth-led programs.

4.B) Meals of Hope Month Proclamation.

Mayor Heitmann read a proclamation declaring November 2025 as Meals of Hope Month in the City of Naples, recognizing the organization's long record of fighting hunger and its new 18,000-square-foot facility on Mercantile Avenue, the largest food-pantry warehouse in Florida.

Executive Director Steve Popper accepted the proclamation, joined by Vice President of Operations Donald Grandmaison, Board Chair Jacques Groenteman and Charissa Dines Popper. He described growing needs caused by reduced Supplemental Nutrition Assistance Program Florida (SNAP) benefits and the closure of Immokalee's only grocery store, noting Meals of Hope now serves 4,000 families weekly and has added pop-up food pantries to reach hundreds more. He invited the public to the ribbon-cutting for the new warehouse.

Vice Mayor Hutchison praised Meals of Hope's record of packing more than 120 million meals since 2007 and urged residents to volunteer and support its mission.

4.C) Lung Cancer Awareness Month Proclamation.

Mayor Heitmann read a proclamation declaring November as Lung Cancer Screening Awareness Month in the City of Naples, recognizing that lung cancer remains the leading cause of cancer deaths in the United States and emphasizing the life-saving importance of early detection through low-dose CT screening. She commended Physicians Regional and local healthcare providers for their role in prevention, diagnosis, and treatment.

Nikki Audia, Director of Philanthropy and Community Engagement for Naples Cancer Advisors, accepted the proclamation and shared her personal experience, having lost six family members to lung cancer. She urged residents to be proactive, explaining that lung cancer often shows no symptoms until advanced stages, yet eligible individuals can receive annual low-dose CT scans, often free or low cost. She encouraged the community to talk with their doctors, spread awareness, and help make Naples a model for proactive health and early detection. Mayor Heitmann thanked Director Audia for her advocacy and personal testimony, noting the City's pride in supporting awareness efforts that save lives.

5) PUBLIC COMMENTS

Megan Evans spoke on behalf of a coalition of seven homeowners' associations regarding upcoming Naples Airport Authority (NAA) appointments. She urged the City Council to select open-minded candidates committed to safety and economic stability rather than those opposed to federal grants. She emphasized her view that rejecting grants affects airport maintenance and could shift financial burdens onto taxpayers. She thanked Council Member Petrunoff for her thoughtful response and said the coalition looks forward to continued collaboration. **Slate Dabney** expressed support for Ms. Evans' remarks and urged that new appointees be selected based on merit and independence, not geography. He recommended that the City Council better understand the fiduciary duties of NAA board members and consult legal counsel on best practices for governance and grant oversight. **Vicki Padlo** read a letter from her daughter, Helen Souza, expressing concern about potential Cambier Park playground redesigns. The letter described the park's charm, natural feel, and importance to local families, especially young children who enjoy its imaginative layout. She urged the City to prioritize restoration and safety upgrades while preserving the park's unique character and historic design.

[Correspondence read into the Record \(M. Evans/Added Attachment\)](#) 

[Correspondence read into the Record \(V. Padlo/Added Attachment\)](#) 

APPROVAL OF CONSENT AGENDA

MOTION by Hutchison to APPROVE THE CONSENT AGENDA; seconded by Kramer and carried 7-0, all Members present and voting (Barton-yes, Christman-yes, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Heitmann-yes).

6) MINUTES

6.A) Approval of the September 22, 2025 Workshop Meeting Minutes.

[Agenda Memorandum](#)  [September 22, 2025 Workshop Meeting Minutes](#) 

7) RESOLUTIONS

7.A) *RESOLUTION 2025-15755* A Resolution Approving an Interlocal Agreement Between the City of Naples and Lee County for Processing of Recyclable Material Collected from City Residential Customers for a One-Year Period commencing April 19, 2026, with an Option to Renew for One Additional Year; Authorizing the Mayor to Execute the Interlocal Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Interlocal Agreement \(Commencement Date: April 19, 2026\)](#)  [Historical Interlocal Agreements \(Year 2010 - 2025\)](#) 

7.B) *RESOLUTION 2025-15756* A Resolution Approving a First Amendment to Task Order No. 24-01-10-01-530000-IAN Between the City of Naples and Grace Design Studios, LLC, a Louisiana Limited Liability Corporation, Authorized to Do Business in the State of Florida, Formerly Known as Grace Hebert Curtis, LLC, and Formerly Known as BSSW Architects, Inc., Increasing the Amount of the Task Order by \$24,085.12, to a Total Amount of \$71,455.00, for Design Services to Replace the Elevator in Fire Station 1; Authorizing the City Manager to Execute the Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#) 
[First Amendment to Task Order 24-01-10-01-530000-IAN](#) 
[Original Task Order No. 24-01-10-01-530000-IAN](#) 

7.C) *RESOLUTION 2025-15757* A Resolution Approving a First Amendment to Professional Services Agreement Between the City of Naples and Grace Design Studios, LLC, a Louisiana Limited Liability Company, Formerly Known as Grace Hebert Curtis Architects, LLC, a Louisiana Limited Liability Company, for the Purpose of Consenting to an Assignment of the Agreement Between the City of Naples and Grace Hebert Curtis Architects, LLC, to Grace Design Studios, LLC,

Including Additional Standardized Contract Terms Required by the City; Authorizing the City Manager to Execute the First Amendment to Professional Services Agreement; and Providing an Effective Date

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[First Amendment Grace Herbert. Pro 2024 Library Consultants](#)

[Grace Herbert Curtis Professional Services Agreement 2024-15335 A13](#)

- 7.D) **RESOLUTION 2025-15758** A Resolution Approving a Second Amendment to Professional Services Agreement Between the City of Naples and Grace Design Studios, LLC, a Louisiana Limited Liability Company, Formerly Known as Grace Hebert Curtis Architects, LLC, a Louisiana Limited Liability Company, for the Purpose of Consenting to an Assignment of the Agreement Between the City of Naples and Grace Hebert Curtis Architects, LLC, to Grace Studios, LLC, Including Additional Standardized Contract Terms Required by the City; Authorizing the City Manager to Execute the Second Amendment to Professional Services Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Second Amendment Grace H. Inc. Pro 2019 Library Consultants](#)

[Resolution - 2024-15343](#)

[1st Amendment Agreement - 2024-15345 Grace Hebert Curtis Architects, LLC.](#)

[Original Task Order - 2024-00002 BSSW Architects, Inc.](#)

- 7.E) **RESOLUTION 2025-15759** A Resolution Approving Task Order No. 26-01-60-02-531010 Between the City of Naples and Stantec Consulting Services, Inc., a New York Corporation, Authorized to Do Business in the State of Florida, to Provide Professional Consulting Services for Preparing a Financial Feasibility Analysis and Report in Support of the City's Water, Sewer, and Stormwater Utility Bond Issuance Related to the Stormwater Beach Outfall Project in the Amount of \$79,888.90; Authorizing the City Manager to Execute the Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Task Order 26-01-60-02-531010](#)

[Stantec Continuing Services Contract](#)

[Presentation](#)

- 7.F) **RESOLUTION 2025-15760** A Resolution Rescinding Resolution 10-12743; Approving Sufficient Funds to Operate the Naples Dog Park from the General Fund (001-0966-572-530110) for Fiscal Year 2025-26; Approving Funds to be Utilized from the Dog Park Donation, Fund 120 (120-00-00-000-247263), for Improvement and Enhancement Projects; Designating the Community Services Advisory Board to Oversee Operations of the Naples Dog Park; Providing for Scrivener's Errors; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Resolution 10-12743](#)

[Council Minutes 2.16.10](#)

[Resolution 10-12679](#)

[Council Minutes 5.19.10](#)

- 7.G) **RESOLUTION 2025-15761** A Resolution Approving a Revised Labor Contract Between the City of Naples and the Professional Firefighters of Naples (IAFF), Local 2174, and Ratifying and Confirming the Amended Memorandum of Understanding; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Tentative Memorandum of Understanding](#)

[Tentative Agreement](#)

8) OTHER

8.A) Consideration of the New Special Event Applications Below: 1. Naples Winter Wine Festival Friday Night Dinner – 16th Ave South 2. 5th Avenue South Food and Wine Event – 5th Avenue South

[Agenda Memorandum](#) [Naples Winter Wine Festival Friday Night Dinner 1.30.2026](#)
[5th Avenue South Food and Wine Event 4.10.2026](#)

8.B) Consideration of the following Special Event Applications: 1) Faces Magazine Launch Party – Jet 1; 2) DJ for Event – Hyatt House; 3) YogaCan – Baker Park; 4) Retirement Holiday Party – Northern Jet Hangar; 5) Rev. Dr. Martin Luther King Jr. Parade and Celebration-Downtown Naples and Cambier Park; 6) Hope Shines Annual Walk- Cambier Park and Surrounding Streets; and 7) 8th Annual Candlelight Christmas Carols – Baker Park

[Agenda Memorandum](#) [Faces Magazine Launch Party 3.3.2026](#)
[DJ for Event 3.12.2026](#) [YogaCan 4.12.2026](#)
[Retirement and Holiday Party 12.5.2025](#)
[Rev. Dr. Martin Luther King Jr. Parade and Celebration 1.19.2026](#)
[Hope Shines Annual Walk 5.1.2026](#)
[8th Annual Candlelight Christmas Carols 12.19.2025](#)

END OF CONSENT AGENDA

9) PUBLIC HEARINGS

None.

REGULAR AGENDA

10) ITEMS PULLED FROM CONSENT AGENDA

None.

11) LAND USE MATTERS

None.

12) OLD BUSINESS

None.

13) NEW BUSINESS

13.A) Consideration and Discussion of the following New Special Event Applications: 1) Cars on 5th Evening Dinner – 5th Avenue South; and 2) 77th Annual Swamp Buggy Parade – U.S. 41.

Community Services Director Chad Merritt introduced the item. Special Events and Marketing Supervisor Danielle Futia, reviewed a request from Naples Automotive Experience for a private, ticketed dinner for approximately 120 guests on 5th Street South, between 5th Avenue South and the alley to the north. The event, she said, would include a limited street closure from 4:30 to 11:00 p.m., with alcohol service but no amplified sound or tents. Community Services Director Merritt said the item was presented for City Council review due to the proposed evening expansion of Cars on Fifth event and noted the 5th Avenue South Business Improvement District's (FASBID) concerns that the closure benefits only one block.

Police Lieutenant Michael O'Riley reported that the security and traffic plan is adequate, and additional officers can be assigned at the organizer's expense.

Council Member Christman questioned why the evening addition was not included in the original approval and cited possible conflicts with other downtown events that weekend. Mayor Heitmann expressed concern about extending an already long day and setting a precedent for private street closures.

Event organizer Tom O'Riordan explained that the dinner would showcase award-winning vehicles and be catered by Del Mar. He said the proceeds would benefit Habitat for Humanity and noted that last year's events raised \$2.9 million.

Vice Mayor Hutchison asked whether 5th Street could safely accommodate vehicles and 120 guests. Community Services Director Merritt explained that required buffer zones would reduce the usable area to roughly 60 feet, making it challenging to fit cars, tables, and guests. Director Merritt added that shifting the Archer barriers south of the crosswalk may create additional space, though final dimensions are not yet determined.

Council Member Kramer said the proposal was innovative but would negatively affect nearby businesses, noting it was a private event scheduled for a Saturday night during peak season, when many stores and restaurants are already struggling. He said the additional road closure conflicted with Council's broader goal of reducing street closures and limiting event impacts. He added that Cars on Fifth has already grown too large and that the City should not serve as a venue for private, profit-driven events that further disrupt downtown.

MOTION by Kramer to DENY New Special Event Application for the Cars on 5th Evening Dinner; seconded by Petrunoff and unanimously carried all Members present and voting (Hutchison-yes, Penniman-yes, Christman-yes, Barton-yes, Kramer-yes, Petrunoff-yes, Heitmann-yes).

Supervisor Futia then provided information related to the Swamp Buggy Parade. Community Services Director Merritt reviewed the application for the January 17, 2026 Swamp Buggy Parade on U.S. 41, noting the event coincides with the Empty Bowls event at Cambier Park. He reported concerns regarding cumulative road closures and traffic impacts. Lieutenant O'Reilly explained that, for pedestrian safety, the Sheriff's Office closes U.S. 41 from Golden Gate Parkway to Fifth Avenue South, rerouting all non-emergency traffic to Goodlette-Frank Road, and that overlapping closures will create significant congestion.

Mayor Heitmann expressed strong support for the parade, citing its long history and cultural significance, and stated that conflicts with Empty Bowls event should be resolved by adjusting that event rather than altering the parade. Council Members echoed this sentiment, noting the parade's 77-year tradition and community identity. Supervisor Futia confirmed that Empty Bowls could not change its venue or date for 2026 due to prior advertising and ticketing, but that message boards and advance communication would be used to direct traffic to Goodlette-Frank Road. Council Members asked that staff continue working with both event organizers to reduce future conflicts and bring back recommendations in upcoming event-policy discussions.

MOTION by Hutchison to APPROVE New Special Event Application for the 77th Annual Swamp Buggy Parade; seconded by Barton and unanimously carried, all Members present and voting (Penniman-yes, Kramer-yes, Hutchison yes, Christman-yes, Barton-yes, Petrunoff-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Cars on 5th Evening Dinner 2.7.2026](#) 

[77th Annual Swamp Buggy Parade 1.17.2026](#) 

13.B) A Discussion and Update on the Cambier Park Playground Replacement.

Community Services Director Chad Merritt presented an update on the Cambier Park Playground replacement project. He utilized an electronic presentation to review the park's history, noting that the existing playground, installed decades ago and heavily modified over time, has deteriorated beyond repair. He noted that structural failures include rotted structural elements, boards no longer holding fasteners, and cracked joists. He said staff determined the playground cannot be made safe, prompting its closure. He emphasized that City Council has already funded a full playground replacement for this fiscal year, and that there has never been any intent to remove the playground permanently or repurpose the site. He added that the existing trees will remain and that shade, fencing, and overall safety will continue to be priority features. Community Services Director Merritt noted that the exercise equipment surrounding the playground is also aging but continues to be well used. He said it can be addressed as a separate project following the playground replacement, with an estimated cost of approximately \$250,000.

City Manager Gary Young stated that although staff has inspectors who can identify required repairs, the City relies on certified contractors for installation and corrective work. He said the immediate priority is to address the condition of the existing playground, which has been closed

for safety reasons after several years of component removals and temporary fixes. Leaving a closed, unsafe structure in place, he noted, creates both operational and liability concerns. He recommended that the City Council determine which elements, if any, can safely remain during the Request For Proposal (RFP) and replacement process, and that all unsafe structures be removed promptly. He emphasized that the City should not retain any elements deemed unsafe and asked for a City Council consensus before moving forward to the next phase of discussions.

Community Services Director Merritt said staff recommends removing all playground components in significant disrepair and retaining only those deemed safe by inspectors, such as the swings, one climber, and a tower. He said the remaining area would be mulched with appropriate safety surfacing and the perimeter fence would remain to provide a contained play space until the new playground is installed.

City Manager Young said leaving an unsafe, closed structure in place creates unnecessary risk and does not meet community expectations. He asked for a City Council consensus on moving forward in this direction.

Consensus reached directing staff to remove all unsafe playground components immediately, retain only minimal elements deemed safe by inspectors, and restore the area as a secured, fenced space for interim public use.

Community Services Director Merritt summarized the project history, noting that the City Council was advised during the 2022 Capital Improvement Program (CIP) presentation that replacement was needed, but repairs were made at that time to extend service life. He said \$2 million has been budgeted in the current fiscal year for full replacement. He added that the initial input was collected through a 2024 online survey, followed by a statistically valid survey performed by FlashVote, in August 2025.

Monique Barnhart, Communications and Public Outreach Manager, explained that FlashVote was selected to provide unbiased opinions of City residents. The current panel, she noted, includes approximately 675 participants, with 359 responses received for this survey. She stated that questions and images were developed with professional assistance to illustrate themes rather than specific designs.

Community Services Director Merritt reviewed the survey results, noting the strongest support was received for “treehouse” and “nature” themes, followed by aquatic and sports. He said an “inclusive,” rather than fully “accessible,” design is recommended to serve children of varying ages and abilities, with shade trees preserved, fencing retained, age-separated play areas provided, and key elements such as swings, climbers, slides, rockers, spinners, and challenging overhead features included.

Community Services Director Merritt noted that installation should be performed by contractors certified through the National Playground Contractors Association, and that bidders must provide detailed warranty information, including response expectations for repairs. Given the urgency, he said staff intends to release the Request for Proposal (RFP) in January 2026, with a recommended award brought to the City Council in March 2026, or if the proposal is first reviewed by the Community Services Advisory Board (CSAB), April 2026. Construction timelines, he said, will depend on the selected vendor’s material availability and production schedule, which will be required as part of the submittal.

Public Comment: Callhan Soldavini, said Cambier Park remains a central part of her family’s daily life and is valued for its shade, fencing, and natural, wood-based character. She urged the City to retain a natural aesthetic rather than install brightly colored plastic structures, and to preserve risk-appropriate play features such as climbers and monkey bars. She recommended that warranties include repair-time requirements and encouraged consideration of natural play

elements, including water play. **Alina Smith**, said Cambier's treehouse-style, nature-based design has long been a defining feature and should be honored in the rebuild. She expressed concerns about prolonged repairs at Fleischmann Park and urged selection of a manufacturer experienced in natural and tree house-themed structures. She asked the City to communicate proactively and frequently with parents throughout the process to avoid confusion or misinformation. **Ellin Goetz**, described the history of the original community-built Cambier Park playground and urged the City to consider "Play By Design," a firm formed by the core team that built similar creative play environments nationwide. She emphasized that the firm specializes in imaginative, non-manufactured, nature-integrated designs that meet modern codes and fit small spaces like Cambier. She shared examples of visiting families who value the playground's uniqueness and noted that high use naturally leads to wear. She encouraged the City to explore this firm as a potential partner and expressed willingness to help form a friends group to support future maintenance funding. Mayor Heitmann noted that, consistent with the Comprehensive Plan, PAB members may participate on evaluation committees and said she would later request a City Council consensus to include a community member as well. She briefly recalled her own involvement in the original Cambier Park volunteer build. **Jenna Heidemann** said she regularly visits Cambier Park, and her family is saddened by the closure but understands the safety concerns. She urged the City to rebuild the playground in a manner that reflects its current natural, historic character, which she and many parents value.

Council Member Kramer suggested adding a QR code to closure signage to direct families to a City webpage with project updates and timelines. Community Services Director Merritt agreed and said it can be added once the update site is active. Council Member Kramer emphasized the importance of preserving Cambier's tree canopy and natural, treehouse-style aesthetic, but noted that installation quality and post-installation service must be top priorities. He cautioned that even well-designed playgrounds often need maintenance soon after installation due to heavy use and said maintenance responsiveness should be a key selection criterion.

Council Member Petrunoff asked how "imaginative play" should translate into design features. Community Services Director Merritt explained that parents are seeking structures that encourage open-ended, narrative play, such as treehouse or nature-based forms, rather than manufactured gadgets or sensory panels. He confirmed that updated safety codes and modern materials will change some elements, but bright colors will not be used and poured-in-place surfacing can be colored to blend naturally, including creek-style patterns. He noted that such surfacing also improves accessibility and safety as compared to mulch. Council Member Petrunoff asked whether parents understood that updated codes will require modern materials and eliminate wood chips. In response, Ms. Soldavini said parents value a safe, clean place where children can experience natural elements, even if mulch is replaced, and emphasized the need to maintain a nature-focused design.

Council Member Petrunoff then asked about including service-response standards in the RFP. In response, Community Services Director Merritt said warranty and service expectations can be incorporated, but noted that repair timelines depend on shipping, custom parts, and the level of vandalism often seen at heavily used parks. He said the City will require manufacturers to provide reliable parts, timely response, and clear warranty coverage.

Council Member Petrunoff asked about security, and staff confirmed that the site is fenced and that adding night-capable cameras can be evaluated. She also asked about shaded seating, which parents had emphasized. Community Services Director Merritt said Rotary-donated benches will be installed, existing tiki shelters will remain, and designers will be required to incorporate additional shade.

City Manager Young explained that the RFP will include qualifications review and an added-value component, evaluating each proposer's creativity, warranty practices, replacement parts availability, and the ease of customizing initial designs. He said staff has researched the

recommended firm and invited them to submit a proposal. He added that performance expectations, similar to fleet service standards, can be incorporated, though repair timelines must account for distance and custom parts.

Council Member Penniman expressed strong support for rebuilding an imaginative, creativity-focused playground and praised the idea of a friend's group to help with long-term support. She emphasized the community value of play spaces and encouraged moving forward.

Vice Mayor Hutchison reiterated past comments about design best practices, including sensory elements such as talking tubes and quiet play areas. He confirmed with staff that shaded and unshaded play zones near the original footprint will remain accessible, and that existing amenities, like the water fountain and book exchange, will be temporarily removed and protected during construction. Community Services Director Merritt said the gumbo limbo tree will require special protection, and that all naming bricks and pickets will be carefully removed and stored and will later be restored. He also confirmed that lighting will remain during demolition. Vice Mayor Hutchison asked staff to review Tulsa, Oklahoma's Gathering Place Park for design inspiration.

Council Member Christman stressed that Cambier Park's rebuild deserves a strong public input process and suggested modifying the normal procurement approach by involving the Community Services Advisory Board (CSAB) and presenting multiple finalist designs to the City Council with another chance for public comment. City Manager Young said those ideas can be incorporated into the RFP and noted that staff will grade proposals on creativity, warranty and service standards, and ease of customization. He added that timing is tight due to required bid periods but staff intends to release the solicitation within 40 days and bring a recommended award to the City Council around March 2026.

Council Member Barton emphasized that closure was a necessary safety and liability step, encouraged quick removal of unsafe structures, and asked staff to make the space usable again as soon as possible.

Mayor Heitmann reiterated priorities such as footprint, shade, surfacing, fencing, commemorative bricks, warranty expectations, and the option of a future friend's group. She also asked whether to include a community member on the evaluation team. In response, City Manager Young explained that adding community members comes with strict procurement rules, particularly the cone of silence, which would limit their ability to discuss the process with the public while serving. He noted that the evaluation committee does not "vote," but scores proposals based on established criteria. He said using a short list of finalists would naturally create more opportunities for public input before the City Council makes the final selection. He added that community representatives have served on other evaluation committees in the past, such as the Gulfshore Playhouse and the Comprehensive Plan, so the concept is not unprecedented.

City Manager Young noted that the project is fully funded and will proceed diligently, noting that community contributions could also be incorporated. He explained that the March, 2026 timeline is driven by procurement requirements, as an RFP must remain open for 45 days. He said staff intends to issue the solicitation within the next 40 days, score submissions, and bring a recommendation to the City Council at the first or second meeting after the new City Council is seated.

City Attorney Matthew McConnell reminded Council Members that any participant must strictly follow procurement regulations. Council Members then discussed the practicality and fairness of selecting a specific individual, the risk of perceived bias, and the need to avoid delaying the project.

City Manager Young offered to include community perspectives through ongoing dialogue and feedback during development of the RFP, while keeping the formal evaluation committee limited

to staff. This approach, he said, maintains transparency, avoids conflicts, and ensures the process remains compliant with procurement law. City Council Members indicated general agreement with this direction.

Ms. Goetz clarified that the current RFP, as written, would exclude some of the most qualified firms from competing. She said a fresh solicitation, preferably a Request for Qualifications (RFQ) focused on qualifications rather than preliminary designs, would better determine which firms are truly suited to rebuild such an important and highly used play space. She emphasized that an RFQ should evaluate expertise, budget management, code compliance, and experience with community-driven design, rather than collecting conceptual renderings from manufacturers.

City Manager Young agreed to consult with the Purchasing Department on timelines and the differences between an RFP and RFQ and will update the City Council before proceeding further. Council Members discussed ensuring compliance with procurement rules and involving the City Attorney. City Council Members agreed that qualifications could be assessed before or alongside design submittals, but the process must follow the legally required path once the chosen method (RFP or RFQ) is confirmed.

[Agenda Memorandum](#)  [Presentation - Cambier Park Playground Update](#) 
[Attachment 1 - FlashVote Results](#)  [Attachment 2 - Project Scope Summary](#) 

Recess: 11:31 a.m. to 11:42 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

15) SECOND READING ORDINANCES

15.A) *ORDINANCE 2025-15762* Second Reading and Final Adoption of an Ordinance Amending Dock Regulations in the Port Royal Neighborhood. An Ordinance for the Purpose of Amending Regulations Relating to Pier Location and Dimension Regulations in the R1-15A Residence District; Amending Paragraph (C)(5) of Section 56-93, Piers and Boat Lifts, Siting and Dimensions, of Article III, Standards Applicable to Residential Districts, of Chapter 56, Supplemental Standards, Amending Section 58-121, Pier Location and Dimensions, of Chapter 58, Zoning, of the Code of Ordinances, City of Naples; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and Providing an Effective Date.

City Attorney Matthew McConnell read the title. Planning Director Erica Martin presented the second reading of an Ordinance amending pier projection limits in the Port Royal (R-1-15A) District, increasing the maximum projection from 22 feet to 25 feet from the toe of riprap. She noted the amendment applies only to Port Royal, was developed in coordination with the Port Royal Association, and was recommended for approval by the Planning Advisory Board (PAB). She stated the Ordinance is unchanged from first reading.

Public Comments: None.

MOTION by Petrunoff to APPROVE ORDINANCE 2025-15762; seconded by Hutchison and unanimously carried, all Members present and voting. (Petrunoff-yes, Kramer-yes, Hutchison-yes, Penniman-yes, Christman-yes, Barton-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Ordinance](#)  [24-T6 Staff Report](#) 
[Heiderman Email to City Council 6-18-2024 - FW - Port Royal Dock Code](#) 
[Sec 56-93 -- Piers and boat lifts, siting and dimensions - As Amended CLEAN](#) 
[Sec 58-121 -- Pier location and dimensions - As Amended CLEAN](#) 
[PRPOA 6.2 Letter to PAB and CC](#)  [2025 PRPOA News Update](#) 
[Resident Survey - Summary Data](#)  [Written Survey Comments](#) 
[PRPOA Presentation](#)  [Business Impact Estimate](#) 

13.C) A Discussion on Funding Options (Rate Increases versus Referendum) for the Stormwater Infrastructure Improvement Implementation.

City Manager Young opened the discussion on stormwater rates, emphasizing that the purpose was not to raise rates immediately but to evaluate long-term funding needs for the City's stormwater system over the next several years. He utilized an electronic presentation to note that major basin and infrastructure projects are underway, with approximately \$8 million in new design work budgeted this year and up to \$78 million in project costs expected within three years, requiring a reliable long-term funding strategy.

City Manager Young reviewed the 20-year rate history, customer base, current revenues, and the existing bi-monthly fee of \$49.56 per Average Residential Units (ARU), generating approximately \$8.8 million annually. He outlined several options for increasing revenue, including a 100 percent rate increase implemented all at once or phased in over two to five years, and compared those to a potential 20-basis-point referendum, which would sunset after 20 years.

City Manager Young continued the stormwater funding discussion by comparing the impact of a 20-basis-point referendum to a stormwater rate increase for large multifamily and commercial properties, noting that costs differ because stormwater fees are based on ARUs while a referendum relies on taxable value, though all users depend on the same system. He explained that a referendum would generate approximately \$157 million over 20 years but would sunset and offer limited borrowing capacity, while a phased 100 percent rate increase would generate roughly \$163 million, remain permanent, and better support long-term financing for the City's \$282 million in identified 20-year stormwater needs and the approximately \$600 million required systemwide. He said he no longer recommends a referendum and advised that a rate increase is the most sustainable way to plan for future stormwater infrastructure.

Vice Mayor Hutchinson supported using a rate increase because of its stability and importance to resiliency improvements. Council Member Christman agreed and indicated support for a four-year phase-in, noting that it aligns with the City's broader resiliency planning. Council Member Penniman also expressed support for a 25 percent phase-in over four years but emphasized the need for consistent and predictable maintenance. In response, City Manager Young clarified that maintenance would continue to be funded within the Stormwater Fund, that cleaning and capital upgrades have already been increased, and that a comprehensive maintenance standard operating procedure will be brought forward.

Director of Critical Infrastructure, Dr. George Yilmaz, explained that the enterprise-fund model already incorporates capital, repair and replacement, emergency repairs, and ongoing operations, and that current asset-management work will identify precise long-term maintenance needs. He reported that preliminary assessments show significant reinvestment will be required to maintain the City's aging 50-year-old system and that the planned rate structure will provide the necessary flexibility. City Manager Young added that the perpetual nature of stormwater revenue allows the City Council to fund maintenance annually without segregating dedicated reserves with expectations clearly established. He also confirmed that interim pilot projects, including temporary pump stations, can be funded through a combination of capital, special-project, and operating accounts.

Council Members Kramer and Barton thanked staff for the clear presentation and expressed strong support for a four-year, 25 percent phased stormwater rate increase, noting that it protects property values and reflects responsible long-term planning. City Manager Young reviewed current design work, upcoming project costs, and how the phased increase aligns with the capital improvement program budget and available fund balance. He concluded that, with City Council consensus, staff will prepare an Ordinance implementing the four-year phase-in, to be scheduled for First Reading on November 19th, with the new rates taking effect October 1, 2026.

Consensus reached to move forward with a 25 percent stormwater rate increase over a period of four years.

[Agenda Memorandum](#) [Stormwater Fund Management Presentation](#)

ORDINANCES

14) FIRST READING ORDINANCES - None.

None.

16) PUBLIC COMMENTS

None.

17) COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

City Attorney McConnell summarized the City Council's prior direction to draft Ordinances clarifying airport utilization and site-plan processes. He noted the tight timeline created by holidays, upcoming Naples Airport Authority (NAA) appointments, and the February election, and asked whether to present the draft to the NAA on November 20th or delay about 30 days.

Council Member Christman opposed having outgoing NAA members act on a major policy matter and questioned briefing the NAA before the City Council sees the draft. Council Member Barton supported waiting for newly appointed NAA members so both City Council readings occur under the same seated Council. Vice Mayor Hutchison opposed delaying, saying the City Council should not slow its work due to board transitions or elections. Mayor Heitmann agreed that outgoing members often finish priority items and said she has never favored delaying City business for an incoming City Council. Council Member Kramer valued continuity but felt it would be unfair for new Members to start with a second reading on a complex Ordinance; he supported shifting the schedule but still favored NAA review. Mayor Heitmann agreed both readings should occur before the same seated Council.

City Attorney McConnell said he planned to attend the NAA's November 20th meeting but had not received specific direction. He outlined the original schedule: NAA review in November, Council readings in January and February 2026; and a revised schedule, NAA review in January, PAB in February 2026, and City Council readings in March 2026.

Council Member Petrunoff said the Ordinances only clarify existing procedures and did not warrant delaying NAA review. She stressed the need to end the practice of receiving incomplete airport site plans.

City Attorney McConnell said the City Council previously directed staff to finalize the clarifying Ordinances quickly and many Members supported briefing the NAA. He noted that two Ordinances are in progress and additional staff coordination is required. He reported recent meetings with Airport Executive Director Christopher Rozansky, NAA Attorney William Owens, and City staff, and said no additional airport meetings are needed at this stage.

City Attorney McConnell confirmed that any current airport application would be processed under his existing legal opinion but that codifying criteria would remove ambiguity. He explained that PAB review is required because the Ordinances amend the Land Development Code, with the earliest feasible timeline being PAB in December, First Reading in January 2026, and second reading in late February or March, 2026.

Mayor Heitmann questioned why the draft needed to be returned to the NAA since airport petitions are reviewed by City staff, the DRB, and the City Council. City Attorney McConnell explained that NAA review confirms whether a proposal matches the City Council-approved utilization plan before it enters the City's review process. If the NAA finds the proposal inconsistent, he said the applicant must first submit an amendment to the utilization plan. He clarified that site-plan review and utilization-plan approval are separate applications.

Council Member Kramer said he supports NAA review if the City Attorney and City Manager consider it the most appropriate approach. City Manager Young said aligning the Comprehensive Plan and Land Development Code with current practice is necessary and that NAA review helps identify omissions and discuss essential improvements publicly. He said presenting the

Ordinance to Council on November 19th and the NAA on November 20th would keep the process moving, though PAB review must occur before final action.

Consensus reached to follow the schedule outlined by the City Attorney.

City Attorney McConnell confirmed that he will present to the NAA on November 20th, bring the item to the PAB on December 11th, and return to the City Council for first and second readings on January 21, 2026 and February 18, 2026.

Mayor Heitmann asked City Attorney McConnell to provide the City Council with the draft language he plans to bring to the NAA on November 20. City Attorney McConnell agreed, stating he will send the same language to the City Council on November 19, noting it may not yet be in full Ordinance format but will reflect the substantive changes for NAA review. He explained that an Ordinance format is only required once the item is prepared for the PAB, and that the purpose of the NAA presentation is to obtain initial feedback on the proposed Code language.

Recess: 1:21 p.m. to 1:41 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

City Attorney McConnell requested approval to allow the Gray Robinson firm to add an additional registered State lobbyist at no cost to the City; Council Members agreed.

City Manager Young reported that he had received unanimous City Council support for the panel selection for the garage art request for approval (RFP), and that staff would begin that process the following Monday.

City Manager Young noted that he had received increased correspondences regarding special event security and street closures, including concerns raised by the Third Street Farmers Market about rising costs due to updated security requirements. He recommended a broader discussion on security planning, particularly bollards in Cambier Park and on streets used for recurring events and asked for a City Council consensus to schedule the topic for an upcoming workshop.

Consensus reached to place a discussion on special event security on an upcoming Workshop agenda.

Council Members noted that Third Street Farmers Market security issues may require immediate attention. Lieutenant Michael O'Reilly reviewed updated security requirements, explaining that vendor vehicles are not rated to stop a speeding car and no longer meet Homeland Security guidelines. He explained that certified vehicle-stopping devices or heavy equipment, such as City utility or pump trucks, are now required, which the City supplied this past weekend at a cost to the organizers. He added that relocating the market to the parking lot behind Tommy Bahama's remains a viable long-term option.

City Manager Young said the late notice on new requirements created hardship for organizers. He noted that using City trucks costs about \$1,700 per week compared to roughly \$3,800 to rent certified barricades. He asked whether the City Council wished to share short-term costs while a long-term security plan is developed and confirmed that broader discussions on bollards and event-closure security will return at a future workshop.

Lieutenant Michael O'Reilly explained that the market's original security plan, using vendor vehicles, was approved September 25, 2025, but updated threat assessments and revised Citywide standards prompted the Police Department to notify the event organizers on October 18th, two weeks before opening, that vehicle-rated barricades would be required. Council Members acknowledged the burden on organizers, who already pay \$50,000 to \$60,000 per season for Police and Emergency Medical Services (EMS) support. Council Member Barton said the late change gives the City a basis for considering temporary cost-sharing.

Council Member Christman noted the market's community value, the inadequacy of garbage trucks as barriers, and the need to maintain safety without diminishing the event. The discussion referenced prior relocation studies, with staff noting such a move cannot occur this season. City

Manager Young reiterated that long-term event security improvements, including bollards and barricade systems, will return at a workshop.

Vice Mayor Hutchison raised constitutional concerns about providing short-term financial relief, questioning whether different treatment of event organizers could raise Equal Protection issues. City Attorney McConnell said he would research the matter and noted that special event approvals always involve coordination with police. He added that the recent barricade cost reflects updated safety requirements rather than any action taken by the City. He clarified that the City is not waiving fees, only considering shared costs for new requirements imposed after approval.

Consensus reached to authorize the City Manager to negotiate a reasonable cost-sharing arrangement for temporary security equipment at the Third Street Farmer's Market.

Mayor Heitmann asked for clarification on whether the Christmas Carols event traditionally held in Cambier Park had been encouraged to move to Baker Park. Community Services Director Chad Merritt explained that staff does not direct applicants to relocate but provides alternative site options when costs increase or operational impacts require consideration, and applicants then decide whether to request a different venue. Mayor Heitmann asked staff include a comparison of Cambier Park and Baker Park costs in the upcoming workshop discussion on special events.

Mayor Heitmann also noted the importance of aligning Council's direction to limit event impacts with its actions, observing that a large new event with road closures had been approved earlier in the meeting. She asked that the forthcoming special events discussion include guidance on food trucks, given existing Code restrictions and potential impacts on nearby restaurants.

Council Member Christman commented on the recent Flood Panel Forum, noting it was well organized, well moderated, and effectively presented by staff. He commended Building Official Stephen Beckman and his team for clear, articulate responses to attendees' questions and observed that residents, both single-family and multi-family, continue to seek practical ways to mitigate flood risk as this issue evolves.

Council Member Kramer proposed using the airport lease as a primary leverage point, suggesting that the City explore extending and renegotiating the lease to generate significant revenue for resiliency projects. He noted public statements praising the management of Naples Airport and the lack of support for closing or relocating it and said this reinforces the case for monetizing a valuable asset rather than continuing the \$1-per-year lease. He asked for a consensus to direct the City Manager and City Attorney to explore what opening or extending the lease would look like, what amendments and FAA approvals would be required, and whether such an approach is feasible.

Mayor Heitmann cautioned that opening the lease without addressing the broader "vision" for the airport, particularly growth in fleet and fractional traffic, noise, and the desire to remain a municipal airport, could be problematic.

Consensus reached authorizing the City Attorney and the City Manager to explore options for renegotiating the lease with the Naples Airport.

Council Member Penniman referenced resilience studies indicating the airport property may face flooding within 20 years and said that issue must be considered as part of any long-term decision.

Council Member Petrunoff discussed the possibility of appraising the airport property, but agreed that such undertaking would be costly and may need to be considered separately.

City Attorney McConnell clarified that the immediate direction he understood was to identify the basic process and legal parameters for potentially opening the lease, not to prepare a full legal opinion. He said he would coordinate with the City Manager and outside aviation counsel,

including the City's Aviation Attorney, Andrew Barr and the NAA Attorney, Peter Kirsch, and report back on what would be required, what options exist, and whether lease changes must include a term extension or could be a non-starter. He also reviewed the separate role of outside counsel Jamie Cole from Weiss Serota, who has been retained to address proposed amendments to the Airport Authority Act (House Bill 4005) and at the City Council's direction, to work with the City's lobbyist in an effort to prevent that legislation from passing.

Vice Mayor Hutchison commented on remarks from a coalition of homeowners' associations, whose spokesperson stated that at least two NAA Commissioners were "anti-grant" and implied that the City Council appointments and voting on commissioners were "rigged." He said such comments suggest the coalition wants to dictate how the City Council appoints members and how those members should think and vote, which concerns him. He emphasized that, for him, the primary focus is airport safety and proper management, and that commissioners should be selected for their ability to think critically and act in the community's best interest, particularly as flight operations increase with no cap in sight.

Mayor Heitmann observed that, if the City is directing its lobbyists to protect the Airport Authority's enabling act and preserve City appointment authority, it should also have been more proactive on prior state legislation (Appropriations Bill 250) that reduced Home Rule. She suggested the City Council consider, with the City Attorney, whether to send a letter to the Governor expressing concerns about Home Rule and the proposed changes to the enabling act, and questioned whether the County Commission had even requested the current legislation. She also noted that the City Attorney had been tasked with significant resiliency and Code-related work and stressed the need to align City Council priorities so staff is not overextended and other important initiatives can move forward.

18) ADJOURNMENT

3:11 p.m.

Teresa Lee Heitmann, Mayor

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica Hernandez, Deputy City Clerk

Minutes prepared by:
David Horton, Executive Assistant

Minutes Approved: 12/3/2025.