



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Regular Meeting – December 3, 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; and 3) added attachments are referenced in red as "ADDED ATTACHMENT".

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
Chad Merritt, Community Services Director
Aaron Hopkins, Deputy Community Services Director

Matthew McConnell, City Attorney
Patricia Rambosk, City Clerk
David Michel, Park Manager
Jessica Hernandez, Deputy City Clerk

Others Present:

Robert Mulligan
Eileen Connolly-Keesler
Mark Komanecky
Richard Schroder
John Maines
John Meo Jr.
Joyce Edge
John Strand

Jay Kohlhagen
Darren Aquino
Donna Adan
El Nino
Martin Kurtz
Caroline Tanner
Fay Greystone

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Robert Mulligan, Saint Ann Catholic Church, gave an invocation. Council Member Penniman subsequently led in the Pledge of Allegiance.

4) ANNOUNCEMENTS AND PRESENTATIONS

4.A) Collier Community Foundation 40th Anniversary Proclamation.

Mayor Heitmann presented a proclamation recognizing the Collier Community Foundation's 40th anniversary, which President Eileen Connolly-Keesler accepted on the Foundation's behalf. Mayor Heitmann summarized the organization's long-standing work supporting civic, cultural, educational, environmental, and charitable needs throughout Collier County, including disaster relief efforts after Hurricane Ian and recent resiliency projects in River Park East.

President Connolly-Keesler thanked the City, noting the Foundation reached \$400 million in total grantmaking during its anniversary year and expressed appreciation for continued partnerships.

3) SET AGENDA

No changes.

MOTION by Hutchison to SET 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.B) Recognition of Volunteer Board Members for Years of Service to the City of Naples.

City Clerk Patricia Rambosk recognized long-term service by two board and committee members. She noted that John Cross, who was unable to attend, served two full terms on the Planning Advisory Board (PAB), including as Vice Chair and Chair, and was particularly dedicated to planning and stormwater management issues.

Clerk Rambosk then recognized Mark Komanecy for his service on the Community Redevelopment Agency Advisory Board (CRAAB) from 2022 to 2025 as well as his leadership including as Vice Chair in 2023 and as Chair beginning January 2024. She noted his community involvement, including service on the Metropolitan Planning Organization (MPO) and Bicycle and Pedestrian Advisory Committee.

Mr. Komanecy thanked the City, stating it was an honor to serve on the CRAAB and work with the Mayor and Council Members. He added that although family needs required his relocation, he valued his time serving the City and hoped to return in the future.

5) PUBLIC COMMENTS

The following individuals requested that the City Council decline to reach a settlement agreement in the Case Naples Pride v. the City of Naples: **Richard Schroder, John Maines, John Meo Jr., John Strand, Jay Kohlhausen, and Darren Aquino.** **Donna Adan** and **John Strand** urged the City Council to reject Pride-related events and permits, asserting they are harmful to community values and should be prohibited. **El Nino** voiced criticism of City leadership and raised concerns regarding wastewater infrastructure and roadway conditions. **Joyce Edge** and **Fay Greystone** ceded their time to John Strand. **Caroline Tanner** was absent when called.

APPROVAL OF CONSENT AGENDA

MOTION by Christman to APPROVE THE CONSENT AGENDA; seconded by Hutchison and unanimously carried, 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 October 1, 2025 Regular Meeting Minutes, the October 15, 2025 Regular Meeting Minutes, and the November 5, 2025 Regular Meeting Minutes.

[Agenda Memorandum](#)  [October 1, 2025 Regular Meeting Minutes](#) 

[October 15, 2025 Regular Meeting Minutes](#) 

[November 5, 2025 Regular Meeting Minutes](#) 

7) RESOLUTIONS

7.A) RESOLUTION 2025-15775 A Resolution Appointing City Elector Christine Greider to the Canvassing Board for the City of Naples General Election of February 3, 2026 to Replace Carole Trimmer; Rescinding Resolution 2025-15656; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#) 

[Resolution](#) 

7.B) RESOLUTION 2025-15776 A Resolution Amending the Fiscal Year 2025-26 Budget, Adopted By Resolution 2025-15701, Appropriating Funds From the Unappropriated Fund Balance of the 340 Public Service Tax Fund in the Amount of \$45,665.24 for the Purpose of Completing the Aerial Replacement Apparatus Project in CIP 24E01 (Tower 2); and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#)  [Resolution](#) 

- 7.C) **RESOLUTION 2025-15777** A Resolution Approving the Fiscal Year 2025-2026 Tourist Development Tax Grant Agreement Between Collier County and the City of Naples Category “A” City of Naples’ Projects, Accepting \$2,900,000 in Grant Funding for the Naples Beach, Lowdermilk Park, and Naples Pier Projects; Authorizing the Mayor to Execute the Agreement; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Fiscal Year 2025-2026 Tourism Development Tax Grant Agreement](#)

8) **OTHER**

- 8.A) Consideration of the New Special Event Applications Below: 1. Pilates Class and Vendor Networking – Baker Park; 2. Rehearsal Dinner – Alexander’s Garden Restaurant

[Agenda Memorandum](#)

[Pilates Class and Vendor Networking 2.12.2026](#)

[Rehearsal Dinner 2.20.2026](#)

- 8.B) Consideration of the Repeat Special Event Applications Enumerated Below: 1. DJ for Event – Hyatt House; 2. Evenings on 5th and Sidewalk Sale – 5th Avenue South; 3. Annual 5K Run and 1 Mile Walk – Mason Classical Academy; 4. Spring Conservation Dinner – Northern Jet Hangar; 5. 2026 Naples Craft Beer Fest – Bayfront Naples; 6. Girls of Motown Concert – Cambier Park; 7. WHF Naples Night Out with Heroes – Elite Jets; 8. Celebration Beach Church – Sugden Plaza; 9. Evenings on 5th and Sidewalk Sale – 5th Avenue South

[Agenda Memorandum](#)

[DJ for Event 2.13.2026](#)

[Evenings on 5th and Sidewalk Sale 2.14.2026](#)

[Annual 5K Run and 1 Mile Walk 2.21.2026](#)

[Spring Conservation Dinner 2.28.2026](#)

[Naples Craft Beer Fest 3.7.2026](#)

[Girls of Motown Concert 3.13.2026](#)

[WHF Naples Night Out with Heroes 3.13.2026](#)

[Celebration Beach Church - Sugden Plaza 3.22.2026](#)

[Evenings on 5th and Sidewalk Sale 4.9.2026](#)

END OF CONSENT AGENDA

9) **PUBLIC HEARINGS**

None.

REGULAR AGENDA

10) **ITEMS PULLED FROM CONSENT AGENDA (If Needed)**

None.

11) **LAND USE MATTERS**

None.

12) **OLD BUSINESS**

None.

13) **NEW BUSINESS**

- 13.A) **RESOLUTION 2025-15778** A Resolution Approving a License Agreement Between the City of Naples and Naples Girls Softball for the Use of Cambier Park and Fleischmann Park Facilities to Conduct a Youth Softball League at Cambier Park and Fleischmann Park for a Three-Year Term with Two One-year Extensions; Authorizing the City Manager to Execute the Use Agreement; Providing for Scrivener’s Errors; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution, approving a License Agreement between the City of Naples and Naples Girls Softball for use of Cambier Park and Fleischmann Park to conduct youth softball leagues. Community Services Director Chad Merritt reviewed the agenda memorandum and explained that the existing 25-year agreement, first approved in 1999, expired two days prior. He said youth sports are an important community service and that Naples Girls Softball operates fall and spring seasons, using the fields approximately 28 weeks each

year, with Cambier Park as the home field and Fleischmann Park available when special events limit access. He noted that under a 2001 amendment the City advanced approximately \$155,500 for bleachers and other improvements at Cambier, of which about \$90,000 has been repaid, leaving an outstanding balance of roughly \$64,000 that the new agreement requires be satisfied during the term.

Director Merritt then outlined fee structure options, noting that Option 1, recommended by the Community Services Advisory Board (CSAB), retains the existing \$3 per-participant-per-week fee for the first three years, then increases by \$1 in years four and five and adding a modest maintenance fee tied to participation to help offset field upkeep and recent improvements such as grading, fencing, lighting, and windscreens. He said Option 2, based on standard rental rates, would significantly increase costs and could jeopardize the league's viability. He also recommended aligning this agreement's effective date with other youth sports agreements on January 1 for consistency.

Council Members expressed support for maintaining girls' softball at Cambier Park, discussed the history and realism of repaying the outstanding capital balance, and raised concerns about the frequency with which special events displace league play. Council Members Barton and Penniman suggested that, when a special event displaces scheduled games at Cambier Park, the City consider adding a dedicated fee or surcharge to that event. The purpose, they suggested would be to compensate Naples Girls Softball and help reduce the outstanding capital balance, while allowing the City to maintain its commitment to the league and continue hosting special events. City Manager Young cautioned against adding a surcharge to special events, noting that park facilities are already taxpayer-subsidized and that creating a new fee could become a slippery slope. If special events conflict with league use, he suggested that the City adjust the event schedule or modify the agreement rather than impose an added charge. Park Manager David Michel clarified that six out of the 26 weekends in the upcoming season would require relocation to Fleischmann Park and that efforts have been made to treat Cambier primarily as a softball field rather than a special event venue. Council Members requested that future special events policy and park-use priorities be reviewed in a separate discussion.

Council Member Kramer asked whether Naples Girls Softball had made field improvements beyond those required under the prior agreement. In response, Martin Kurtz, President of Naples Girls Softball said the league has funded several minor upgrades, including batting cage repairs, backstop padding, and equipment, though not major items such as fencing or lighting. Council Member Kramer added that the percentage of City residents in the league should not be viewed differently than participation levels in other popular events and amenities. He emphasized the program's history, community impact, and strong alumni support. He said that, given the City's past willingness to support other park uses, the City should likewise ensure long-term support for girls softball.

Public Comment: Martin Kurtz, President of Naples Girls Softball, expressed full support for the proposed agreement and stated that the organization is committed to resolving the outstanding balance through enhanced fundraising, special events, and renewed alumni engagement.

City Manager Young recommended approving the Resolution as written and allowing fundraising efforts to proceed. He suggested that the City Council revisit the outstanding balance before the summer recess and, if desired, and consider an amendment to adjust or relieve part of the debt at that time rather than attempting to resolve it during that day's meeting. City Attorney McConnell stated that the agreement template had been updated for legal sufficiency, with no substantive changes beyond the fee and repayment terms discussed.

MOTION by Hutchison to APPROVE RESOLUTION 2025-15778; seconded by Barton and unanimously carried, all members present and voting

(Christman-yes, Barton-yes, Kramer-yes, Petrunoff-yes, Penniman-yes, Hutchison-yes, Heitmann-yes).

Following the vote, Director Merritt asked whether the City Council's approval of Item 13.A included Option 1 and its payment plan. Mayor Heitmann confirmed yes, and it was clarified on the record that the approved Resolution included Option 1, including the payment plan/payment schedule.

[Agenda Memorandum](#)  [Resolution](#)  [New License Agreement \(1-1-2026\)](#) 
[Resolution 99-8543 and Agreement](#)  [Resolution 01-9364 and Agreement](#) 

13.B) RESOLUTION 2025-15779 A Resolution Approving a License Agreement Between the City of Naples and Greater Naples Little League, Inc. for the Use of Fleischmann Park Facilities to Conduct a Youth Baseball League at Fleischmann Park for a Three-Year Term with Two One-Year Extensions; Authorizing the City Manager to Execute the License Agreement; Providing for Scrivener's Errors; and Providing an Effective Date.

City Attorney McConnell read the title of the Resolution. Community Services Director Chad Merritt presented the proposed three-year License Agreement, with two one-year extensions, for Greater Naples Little League's use of Fleischmann Park. He said the agreement mirrors the structure approved under Item 13.A and applies the same Option 1 fee schedule.

Director Merritt reported that the league operates fall and spring seasons totaling approximately 28 weeks each year. The City spends roughly \$63,000 annually to maintain the two and a half fields used by the league and has recently completed field and batting cage improvements. He noted that 47 percent of participants reside within the City and that the league has no outstanding financial balances.

Public Comment: None.

MOTION by Hutchison to APPROVE RESOLUTION 2025-15779; seconded by Barton and unanimously carried, all members present and voting (Hutchison-yes, Penniman-yes, Christman-yes, Barton-yes, Kramer-yes, Petrunoff-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [New License Agreement \(1-1-2026\)](#) 
[Old Use Agreement \(1-7-2019\)](#) 

3.C) RESOLUTION 2025-15780 A Resolution Approving a License Agreement Between the City of Naples and Naples Gators, Inc. for the Use of Fleischmann Park Facilities to Conduct Youth Football League at Fleischmann Park for a Three-Year Term with Two One-Year Extensions; Authorizing the City Manager to Execute the License Agreement; Providing for Scrivener's Errors; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. Community Services Director Chad Merritt presented the proposed three-year License Agreement, with two one-year extensions, for Naples Gators, Inc. to operate youth football at Fleischmann Park. He noted the league has long operated at the site and runs 27 weeks per year, with fall and spring seasons. He noted that the league uses approximately one and a half fields, along with locker room, concession, and press box space, resulting in a higher building fee than the other athletic agreements.

Director Merritt stated that the City receives about \$19,000 annually from building and user fees. Approximately five percent of participants reside within the City, he noted. He said the Community Services Advisory Board (CSAB) and staff recommend Option 1 for the fee structure and confirmed the new agreement would begin January 1, 2026.

In response to Council questions, he explained that the prior artificial turf replacement project was withdrawn due to a substantial cost increase from the contractor. He also noted the upcoming

Parks and Recreation Master Plan, expected summer 2026, will evaluate long-term facility needs across all parks, including Fleischmann.

Council Members discussed facility usage, the league's history and community role, and the broader use of the field by other programs such as lacrosse, soccer, kickball, and City summer camps. Council Member Kramer noted the league's connection to Naples High School football development.

Public Comment: None.

MOTION by Christman to APPROVE RESOLUTION 2025-15780; seconded by Penniman and unanimously carried, all members present and voting (Penniman-yes, Kramer-yes, Hutchison-yes, Christman-yes, Barton-yes, Petrunoff-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [New License Agreement \(1-1-2026\)](#) 
[Old Use Agreement \(1-8-2019\)](#) 

13.D) Announcement of Executive Session regarding Naples Pride v. City of Naples, Naples City Council, Teresa Heitmann, Terry Hutchison, Raymond Christman, Beth Petrunoff, Bill Kramer, Linda Penniman, and Berne Barton, in their official capacities as City Council Members; Naples Police Department; and Ciro Dominguez, in his official capacity as Naples Chief of Police, Case No. 2025-CV-00291-JES-KCD, United States District Court, Middle District of Florida, Fort Myers Division.

City Attorney Matthew McConnell read the public notice of a request for an Executive Session closed to the public for the purpose of seeking advice concerning settlement negotiations or strategy related to litigation expenditures associated with litigation styled *Naples Pride v. City of Naples, Naples City Council, Teresa Heitmann, Terry Hutchison, Raymond Christman, Beth Petrunoff, Bill Kramer, Linda Penniman, and Berne Barton, in their official capacities as City Council Members; Naples Police Department; and Ciro Dominguez, in his official capacity as Naples Chief of Police*, Case No. 2025-CV-00291-JES-KCD, United States District Court, Middle District of Florida, Fort Myers Division. He noted those attending the Executive Session would include Mayor Heitmann, Vice Mayor Hutchison, Council Members Christman, Petrunoff, Kramer, Penniman, Barton, City Manager Gary Young, Insurance Counsel David Jadon, City Attorney Matthew McConnell, Assistant City Attorney Andrew Dickman, Attorney Odelsa Dickman, Attorney Peter Patterson and a representative from Dines Court Reporting.

[Agenda Memorandum](#)  [Public Notice](#) 

Recess: 10:24 a.m. to 10:38 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

ORDINANCES

14) FIRST READING ORDINANCES

None.

15) SECOND READING ORDINANCES

15.A) ORDINANCE 2025-15781 An Ordinance Amending Section 30-336 Stormwater Management Utility Fees Set Forth in Appendix "A" Fees and Charges Schedule of the Code of Ordinances, City of Naples, to Reflect a Four-Year Annual Rate Adjustment; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Errors; Construction; Publication; and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. City Manager Gary Young provided a brief overview, noting that the Ordinance was approved at First Reading at the November 17, 2025 City Council Regular Meeting.

Public Comment: None.

MOTION by Kramer to ADOPT ORDINANCE 2025-15781; seconded by Petrunoff 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](#)  [Business Impact Statement](#) 

16) PUBLIC COMMENTS

None.

17) COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

Mayor Heitmann mentioned the 5th Avenue South tree lighting event, scheduled for Friday, December 6th.

Council Member Petrunoff reported significant neighborhood concerns regarding the proposed Naples Grande water park, citing noise, traffic, parking, and safety impacts near schools and churches. She said Pelican Bay homeowner associations are actively reviewing the proposal, noting that one has already retained legal counsel, and she plans to meet with Naples Grande representatives. Council Members discussed potential noise impacts, Seagate Drive congestion, and the lack of City jurisdiction related to the proposed water park. Mayor Heitmann suggested sending letters to Collier County representatives outlining the City Council's concerns. Council Member Kramer recommended meeting with the neighborhood associations first, before issuing any letters.

Council Members discussed nearby County development projects, including the mixed-use Davis "triangle" site and a proposed hotel, noting that projects outside City limits still affect City roads, safety services, and utilities. City Manager Gary Young outlined efforts to improve early notification from County staff through direct coordination and forwarding of notices, but acknowledged delays remain and said he will continue working to shorten the notification loop. Council Members recommended monitoring County Commission agendas and identifying when proposals fall within the City's water and sewer service areas.

Council Member Penniman suggested reviewing special event fees to offset athletic league costs. Mayor Heitmann and City Manager Young noted that a comprehensive fee review will be returning to the City Council.

Vice Mayor Hutchison commented on the recent Naples Airport Authority appointment process, noting confusion and mid-meeting procedural changes. He requested a clear, uniform selection process for all advisory boards.

Consensus reached to direct the City Attorney to work with the City Clerk and bring forward a proposed voting process for all advisory board appointments at the January 21, 2026 Regular City Council meeting.

Council Member Kramer said the previous appointment process, though imperfect, was still a legitimate and legally supported method. He noted the tie resulted from the specific math of that candidate field and that he had favored completing the process despite its flaws, expecting it would later need revision. He supported improving the process now but opposed returning to any random selection or "drawing from a hat."

Council Member Barton said the process may need to apply to all appointments. He clarified that the consensus does not direct the City Attorney to change the method used, but to review it with staff and confirm it is the best approach. He added that the current method remained an option.

Vice Mayor Hutchison noted that the City Council received a letter from a coalition of homeowners associations stating they would support House Bill 4005, which proposes changing the appointing authority for the Naples Airport Authority (NAA). He said the coalition indicated their support depended on the City selecting one of their preferred candidates, and that one of those preferred candidates was ultimately elected. He added that he expects the coalition to follow through on its stated position.

City Attorney McConnell then briefed the City Council on the Blue Ribbon Committee's compensation recommendations. He advised that any salary change requires a Charter Amendment approved by the voters and that the earliest ballot opportunity is August 18, 2026.

Council Members expressed support for preparing the ballot language and aligning future committee meetings in accordance with the Charter.

Consensus reached to direct the City Attorney to examine the timing and process of future Blue Ribbon Committee salary reviews to ensure it aligns with election schedules and allows sufficient time to place any required charter amendment on a ballot.

City Attorney McConnell gave an update on the Land Development Code timeline, noting that feedback received after meeting with the Naples Airport Authority required revising the schedule. He said staff could not meet the publishing deadline for the December 11th Planning Advisory Board meeting (PAB) and has rescheduled the presentation to January 14, 2026 with first reading before the City Council on January 21, 2026. He emphasized that the delay does not change Council's overall review timeline and that additional meetings with stakeholders will occur to address potential federal preemption issues. He also reported that House Bill 4005 passed its first committee hearing and clarified that he is acting only as the City's point of contact with the lobbyist and providing updates as directed by the City Council. He reiterated that the City's position is to oppose the bill.

Council Member Kramer said that although he disagrees with the rationale behind House Bill 4005, state representatives believe it is necessary. He questioned whether the City should try to influence the bill to reduce negative impacts if it passes, adding that the current proposal is the worst-case scenario but could potentially be improved.

City Attorney McConnell reviewed communication options and lobbying strategy regarding House Bill 4005. Council Members reiterated their opposition to HB 4005 and to any loss of the City Council's appointing authority. They emphasized the need for transparency and compliance with the Sunshine Law and cautioned against any staff or elected official individually negotiating bill language on behalf of the City. City Attorney McConnell stated that the City's lobbyist has been directed to work to defeat the bill in its entirety and will report back on the bill's progress, any potential concessions offered by the Legislature, and possible legal options.

City Manager Young announced upcoming City events and confirmed that staff will explore ways to improve legislative notifications to the public.

18) ADJOURNMENT

12:29 p.m.

Teresa Lee Heitmann, Mayor

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica Hernandez, Deputy City Clerk

Minutes prepared by:
Dave Horton, Executive Assistant

Minutes Approved: 1/21/2026.