



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Regular Meeting – September 16, 2026 – 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; and 2) added attachments are referenced in red as "ADDED ATTACHMENT".

1) CALL TO ORDER AND ROLL CALL

City Council Members Present:

Teresa Heitmann, Mayor
Ted Blankenship, Vice Mayor

Berne Barton
Bill Kramer
John Krol
Linda Penniman
Scott Schultz

Staff Present:

Gary Young, City Manager
Matthew McConnell, City Attorney
Walter Summers, Fire Marshal
Ciro Dominguez, Police Chief
Phillip Pennington, Fire Chief

Erica Martin, Planning Director
Chad Merritt, Community Services Director
Stefan Massol, Finance Director
Jessica Hernandez, Deputy City Clerk

Others Present:

Edward Gleason
Donna Aden
Shan O'Fee-Byrom
Lindsay Smith

Jay Kohlhagan
Meg Stepanian
Christopher Shucart
Alberto Fortarel

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Edward Gleason, Trinity-by-the-Cove, gave an invocation. Mayor Heitmann subsequently led the Pledge of Allegiance.

3) SET AGENDA (add or remove items)

City Manager Gary Young announced Time Certain Item 13.E (an Executive Session regarding City of Naples v. City of Naples Airport Authority) at 12:30 p.m.

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

4) ANNOUNCEMENTS AND PRESENTATIONS

None.

5) PUBLIC COMMENTS

Donna Aden, regarding the Naples Literary Festival–Books on Third event, expressed concern that certain books and in-house events offered by Books on Third contained content she considered inappropriate for minors. She outlined measures she believed should be implemented to protect minors who may attend the festival. **Shan O'Fee-Byrom** and **Lindsay Smith**, co-owners of Books on Third stated that patrons supported the proposed Naples Literary Festival–Books on Third event and asked that the application be evaluated on neutral criteria.

APPROVAL OF CONSENT AGENDA

MOTION by Kramer to **APPROVE THE CONSENT AGENDA**; seconded by Schultz and unanimously carried, all Members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

6) MINUTES

6.A) Approval of the August 17, 2026 Workshop Meeting Minutes.

[Agenda Memorandum](#) [August 17, 2026 Workshop Meeting Minutes](#)

7) RESOLUTIONS

7.A) **RESOLUTION 2026-15958** - A Resolution Adopting the 2025 Collier County Comprehensive Emergency Management Plan to Provide Effective and Orderly Governmental Control for the Purpose of Preparing for, Responding to, Recovering From, and Mitigating the Effects of All Potential Natural or Technological Disasters; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#) [Resolution](#)
[Collier County CEMP Resolution 2025-161](#)
[Collier County Comprehensive Emergency Management Plan 2025-2029](#)
[2017-13913 - Agenda Memorandum](#) [Resolution 2017-13913](#)

7.B) **RESOLUTION 2026-15959** - A Resolution Revising the Previously Approved List of Vendors Adopted by Resolution 2026-15872 by Increasing the Annual Not-To Exceed Amount for Read's Uniforms From \$120,000 to \$135,000; Authorizing the City Manager to Execute Purchase Orders Therefore; Repealing 2026-15872; Providing for Scrivener's Errors and an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#) [Resolution](#)
[Resolution 2026-15872](#)

7.C) **RESOLUTION 2026-15960** - A Resolution Approving Task Order No. 26-01-60-70-26V14 between the City of Naples and Ardurra Group, Inc., a Florida Corporation, for Professional Engineering Services for the 17th Avenue South Stormwater Pump Station Pilot Project in the Amount of \$406,608.63; 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 No. 26-01-60-70-26V14 | Basin IV - 3Bs Pilot Project 17th Ave South PS](#)

7.D) **RESOLUTION 2026-15961** - A Resolution Approving Task Order No. 26-02-60-70-26V14 between the City of Naples and WSP USA Inc., a New York Corporation Authorized to Do Business in the State of Florida, Formerly Known as WSP USA Environment & Infrastructure, Inc., a Nevada Corporation Authorized to Do Business in the State of Florida, for Engineering Services for the East Lake Stormwater Partial Dredging and Re-Contouring Improvements Project in the Amount of \$91,062.01; 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 No. 26-02-60-70-26V14 | Basin III - 3Bs East Lake Inflow & Outflow Improvements](#)

7.E) **RESOLUTION 2026-15962** - A Resolution Approving a Second Amendment to Task Order No. 25-01-13-02-23S04 Between the City of Naples and Weston & Sampson Engineers, Inc., a Massachusetts Corporation Authorized to do Business in the State of Florida to Provide Additional Engineering Services for Flood Zone Compliance Requirements Necessary for the Replacement of the City's Fuel System Operated by

the Equipment Services Division and Located at 370 Riverside Circle, in the Amount of \$27,962.43; Amending the Fiscal Year 2025-26 Budget Adopted by Resolution 2025-15701 to Increase Appropriations from the Unappropriated Fund Balance of the Equipment Services Fund in the Amount of \$27,962.43 for Purposes of Providing A Sufficient Funding Source; Authorizing the City Manager to Execute the Second Amendment to Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Reference Material - First Amendment to Task Order No. 25-01-13-02-23s04 September 3, 2025](#)

[Second Amendment Task Order 25-01-13-02-23S04 - City Fleet Management - Fuel System Replacement Project](#)

- 7.F) **RESOLUTION 2026-15963** - A Resolution Approving Task Order No. 26-01-60-61-531000 between the City of Naples and Geosyntec Consultants, Inc., a Florida Corporation, for Professional Engineering Services for MS4 Program Support in the Amount of \$278,890.38; 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 No. 26-01-60-61-531000 | Municipal Separate Storm Sewer System \(MS4\) Program](#)

- 7.G) **RESOLUTION 2026-15964** - A Resolution Ranking the Top Firms in Order of Preference for Street, Stormwater and Utility Design, Permitting and Bidding Services Within the River Park East Neighborhood in the Total Amount of \$2,031,448; Approving a Professional Services Consultant's Agreement among the City of Naples Community Redevelopment Agency (CRA), the City of Naples, and Pape-Dawson Consulting Engineers, LLC, a Texas Limited Liability Company; Amending the Fiscal Year 2025-2026 Budget Adopted by Resolution 2025-15701 for the Additional Funding Required; Approving a Supplemental Appropriation to the 420 Water Sewer Fund in the Amount of \$336,368 for Water Design Services; Approving a Supplemental Appropriation to the 420 Water Sewer Fund in the Amount of \$475,372 for Wastewater and Reclaimed Design Services; Authorizing the Expenditure of a Total \$811,740 from the Water and Sewer Fund for Services Related to Utilities Improvements; Authorizing the City Manager to Execute the Professional Services Consultant's Agreement; Providing for Scrivener's Errors and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[26-013 Bid Analysis](#)

[RFP No. 26-013 CRA Infrastructure Improvements | River Park East \(RPE\) Public Utilities Renewal \(CityPUR\) Project - RFP - \(CCNA\)](#)

- 7.H) **RESOLUTION 2026-15965** - A Resolution Approving an Independent Contractor's Construction Agreement Between the City of Naples And ITG Communications LLC, a Texas Limited Liability Company Authorized to do Business in the State of Florida, for Construction Services for the Alleyway Improvements Located Between Central Avenue and 1st Avenue North in the Amount of \$651,000.50, Which Includes a City Controlled Contingency of Ten Percent; Authorizing the City Manager to Execute the Independent Contractor's Construction agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Agreement - ITB No. 26-026 CityPUR Pilot - Central Ave and 1st Ave Alleyway Project](#)

- 7.I) **RESOLUTION 2026-15966** - A Resolution for the Purpose of Approving Task Order No. 26-02-65-02-26U31 to Professional Services Consultant Agreement with LJA Engineering Inc., for Post Design Services (Bidding and Construction) for the

Alleyway Improvements Located Between Central Avenue and 1st Avenue North in the Amount of \$56,164.48; Authorizing the City Manager to Execute the Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#) [Resolution](#)
[CEI Services - Task Order 26-02-65-02-26U31 CityPUR Pilot | Central Ave and 1st Ave Alleyway Project](#)

7.J) RESOLUTION 2026-15967 - A Resolution Waiving the Competitive Bidding Process and Approving a Three-year Contractor's Agreement Between the City of Naples and Sentinel Technologies, INC., a Illinois Corporation Lawfully Doing Business in the State of Florida, for Information Technology Managed Services for Fiscal Years 2027 Through 2029 in the Not-to-exceed Amounts Set Forth Herein; Authorizing an Additional Not-to-exceed Amount of \$250,000 Annually for Projects and Services Outside the Recurring Managed Services Scope to Respond to or Mitigate Unforeseen Information Technology Incidents; Authorizing the City Manager to Execute the Contractor's Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Agreement - Sentinel](#)

7.K) RESOLUTION 2026-15968 - A Resolution Authorizing Baez Consulting, LLC, a Florida Limited Liability Company to Continue Performing Technology Consulting Services in the Not to Exceed Annual Amount of \$175,000 for Fiscal Year 2026-27 and Fiscal Year 2027-28 for the Remaining Term of the Contractor's Agreement; Authorizing the City Manager to Execute Purchase Orders Therefor; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Baez Consulting Agreement](#)

7.L) RESOLUTION 2026-15969 - A Resolution Approving a Second Amendment to the Contractor's Services Agreement Between the City of Naples and Tree Scaping of Naples, Inc., a Florida Corporation, for Tree Removal and Stump Grinding in City Parks, Rights-of-Way, Medians, Public Beach Accesses, and City Owned Property, Extending the Agreement for One Additional Year Beginning October 1, 2026 and Ending September 30, 2027, and Increasing the Annual Amount of the Agreement by \$65,000 for a Total Not-to-Exceed Amount of \$175,000; Authorizing the City Manager to Execute the Second Amendment to the Contractor's Services Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Agreement - Second Amendment](#)

[Resolution 2023-15186 - Original Agreement](#)

[Resolution 2025-15560 - First Amendment](#)

8) OTHER

8.A) Consideration of the Following Repeat Special Event Applications Below: 1) New Year's Art Fair – Cambier Park; 2) Annual Soup Fundraiser – Cambier Park; 3) Naples Boat Show – Naples City Dock; 4) Nash to Naples – Cambier Park; 5) Monthly Concerts – Cambier Park; 6) Naples National Art Fair – Cambier Park; 7) Evening Concerts in Cambier Park – Cambier Park; 8) Annual Bike Brunch & Walk – Cambier Park; 9) Festival Under the Stars – Baker Park; 10) Downtown Art Fair – Cambier Park; 11) Santa's Coming to Town – River Park Community Center; and 12) DJ for Event – Hyatt House.

[Agenda Memorandum](#) [New Year's Art Fair 1.2.2027](#)

[Annual Soup Fundraiser 1.16.2027](#) [Naples Boat Show 1.21.2027](#)

[Nash to Naples 1.23.2027](#) [Naples Big Band 1.24.2027](#)

[Naples National Art Fair 2.19.2027](#) [Stardust Memories Big Band 2.22.2027](#)

[Annual Bike Brunch and Walk 3.7.2027](#) [Festival Under the Stars 3.14.2027](#)

[Naples Downtown Art Fair 3.20.2027](#)

[Santa's Coming to Town 12.4.2026](#)

[DJ for Event 12.9.2026](#)

8.B) Consideration of the Following New Special Event Applications: **1) Seafood Extravaganza – Port Royal Club; 2) Fifth Avenue South Springfest 2027 – 5th Avenue South; 3) Welcome Back – Port Royal Club; 4) Grand Opening – Port Royal Club; 5) Naples Jet Center Company Holiday Party – Naples Jet Center; 6) Santa Brunch and Nutcracker – Port Royal Club; 7) ELF Christmas Movie in Private Beach Park – Park Shore Beach Park; and 8) New Year's Eve – Port Royal Club.**

[Agenda Memorandum](#) [Seafood Extravaganza 1.14.2027](#)

[Fifth Avenue South Springfest 2027 4.9.2027](#) [Welcome Back 11.19.2026](#)

[Grand Opening 12.10.2026](#) [Naples Jet Center Company Holiday Party 12.19.2026](#)

[Santa Brunch and Nutcracker 12.20.2026](#) [New Year's Eve 12.31.2026](#)

[ELF Christmas Movie in Private Beach Park 12.23.2026](#)

8.C) Final 2027 Workshop and Meeting Schedule for the City Council and Community Redevelopment Agency (CRA).

[Agenda Memorandum](#) [Final 2027 City Council and CRA Meeting Schedule](#)

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

12.A) Report to City Council, Pursuant to Section 56-125 of the Code of Ordinances, on the Six Month Status of Live Entertainment Petition 26-LE2 Approved by City Council Resolution 2026-15796 on January 21, 2026, for Amplified Indoor Live Entertainment (With Doors and Windows Closed) for the restaurant known as Unidos A Latin Kitchen and Bar on the property owned by One South Main, LLC, a Massachusetts Limited Liability Company, and located at 1 9th Street South.

Planning Director Erica Martin provided a six-month report regarding live entertainment for Unidos A Latin Kitchen and Bar located at 1 9th Street South. She explained that City Council had approved amplified indoor entertainment, with windows and doors closed, through Resolution 2026-15796 on January 21, 2026. She reported that the establishment had complied with the permit conditions and that there had been no verified complaints, permit violations, or Code Enforcement citations. She noted that no action would be required by City Council.

[Agenda Memorandum](#) [Resolution 2026-15796](#)

[Fire, Police, and Code Comments - Unidos LE Six Month Review](#)

12.B) Report to City Council, Pursuant to Section 56-125 of the Code of Ordinances, on the Six Month Status of Live Entertainment Petition 26-LE1 Approved by City Council Resolution 2026-15798 on January 21, 2026, for Amplified Indoor Live Entertainment (With Doors and Windows Closed) For a Maximum of Two Performers or One Disc Jockey, From 6 P.M. to 12 A.M. for the Restaurant Known As Old Town Saloon on Property Owned by 600 Good, LLC., A Florida Limited Liability Company, Located at 600 Goodlette-Frank Road North, Suites 111-113.

Planning Director Erica Martin provided a six-month report regarding live entertainment for Old Town Saloon located at 600 Goodlette-Frank Road. She explained that City Council had approved amplified indoor live entertainment, with doors and windows closed for a maximum of two performers or one disc jockey, from 6 p.m. to midnight, through Resolution 2026-15798 on January 21, 2026. She reported that the establishment had complied with the permit conditions

and that there had been no verified complaints, permit violations, or Code Enforcement citations. She noted that no action would be required by City Council.

[Agenda Memorandum](#) [Resolution - 2026-15798](#)
[Fire, Police, and Code Comments - Old Town Saloon Six-Month Review](#)

13) NEW BUSINESS

13.A) Consideration of the Following Repeat Special Event Applications Below: 1) Naples Literary Festival – Books on Third; and 2) Fifth Avenue South Car Event 2027 – 5th Avenue South.

Community Services Director Chad Merritt reviewed the application for the Naples Literary Festival – Books on Third, scheduled for February 7, 2027. He noted that the City Council had continued consideration of the application at its August 19, 2026 Meeting. In response to Vice Mayor Blankenship, Books on Third co-owners Shan O'Fee-Byrom and Lindsay Smith provided an overview of the event and explained that participating authors would be confirmed following event approval and that the event would include multiple literary genres. Council Member Kramer noted that the event would be held on private property and stated that First Amendment considerations should guide City Council's review of the application.

MOTION by Penniman to APPROVE the Naples Literary Festival Special Event Application; seconded by Barton and unanimously carried, all Members present and voting (Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

City Manager Gary Young clarified that the Fifth Avenue South Car Event was a new event, distinct from the previously held Cars on Fifth event.

Community Services Director Merritt reviewed the application for the Fifth Avenue South Car Event 2027, scheduled for February 27, 2027, which he said would require the closure of 5th Avenue South. He said the show would include approximately 450 cars parked on one side of 5th Avenue South to allow for improved pedestrian flow and emergency vehicle access.

Fire Marshal Walter Summers explained that the proposed event layout would require modifications to meet Fire Department requirements and that the organizers were working to address those modifications. Police Chief Ciro Dominguez stated that the event would maintain emergency access and that he did not anticipate adverse impacts on surrounding neighborhoods.

Council Members Kramer and Barton questioned approving the application before the plans were finalized. In response, Community Services Director Merritt explained that event applications may be submitted before vendor lists, entertainment, and site plans are finalized because required approvals must first be obtained. Fire Chief Phillip Pennington expressed confidence that the requested changes to the plans could be accomplished.

Meg Stepanian, Executive Director of the Fifth Avenue South Business Improvement District (FASBID), stated that the proposed event would be approximately half the size of the Cars on Fifth event. In response to Vice Mayor Blankenship's questions regarding parking and cellular service, Executive Director Stepanian explained that shuttles would serve off-site parking locations and that the 1st Avenue South Parking Garage would provide additional parking. She added that FASBID was exploring options to improve Wi-Fi connectivity, including satellite service. Police Chief Dominguez stated that the anticipated smaller attendance would reduce parking impacts.

Mayor Heitmann raised concerns regarding parking on private property, the number of vehicles participating in the show, and plans for parking and vehicle departures following the event. She also referenced community concerns regarding large events. In response to Mayor Heitmann, Executive Director Stepanian explained that the VIP area in Sugden Plaza would be limited to event sponsors and serve as an incentive for sponsorships that help fund the free event.

Public Comment: Christopher Shucart, FASBID President, discussed the organization's partnership with the City and said that FASBID would work with the City to ensure the event is successful.

MOTION by Krol to APPROVE the 5th Avenue South Car Event Special Event Application, scheduled for February 27, 2027, subject to conforming to the criteria changes by the Fire Department; seconded by Schultz and carried 6-1, all Members present and voting (Schultz-yes, Penniman-yes, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-no).

Mayor Heitmann asked that staff present the Fire Department's required modifications to the City Council. City Manager Young explained that, under the approved motion, the matter could return for information, without further City Council action.

[Agenda Memorandum](#) [Naples Literary Festival 2.7.2027](#)

[2027 Fifth Ave South Car Event 2.27.2027](#)

Recess: 10:04 a.m. to 10:18 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

13.B) Discussion Related to the Classification of a Wine Bar under the Cocktail Lounge Use Category Defined in Section 44-8 of the Code of Ordinances.

City Manager Gary Young introduced the item. Planning Director Erica Martin reviewed the agenda memorandum, definitions in Section 44-8 of the Code of Ordinances of cocktail lounges and restaurants, zoning districts in which restaurants and cocktail lounges were designated as permitted or conditional uses and reviewed the applicable requirements, and a list of recently approved conditional use petitions for cocktail lounges within the City. Planning Director Martin explained that an establishment is classified as a cocktail lounge when food sales account for less than 51 percent of total sales. A restaurant, she said, is defined as an establishment that provides meals, food, and beverages to customers.

Planning Director Martin said ambiguity regarding how wine bars should be classified under Section 44-8 prompted consideration of potential Code changes, including a separate definition for wine bars and the zoning districts in which they would be designated as permitted uses or require conditional use approval, and whether outdoor dining with alcohol service would be allowed. She explained that applying the 51 percent food-sales threshold for cocktail lounges to wine bars could be difficult, particularly when food is prepared off-site. Noting that some wines could cost more than a meal, Vice Mayor Blankenship asked whether there was another way to define a cocktail or wine bar, since the 51 percent rule was not always reliable. Planning Director Martin expressed a preference for requiring Conditional Use approval for wine bars to provide the City with greater control over hours and business operations.

Police Chief Ciro Dominguez said wine bars differed from cocktail lounges in their atmosphere and patron demographics. He expressed the opinion that separate designations for wine bars, cocktail lounges, and restaurants would provide clearer enforcement standards for law enforcement personnel.

Planning Director Martin briefly reviewed Section 44-4(b) of the Code, which addresses zoning districts in the City, and noted that the D-Downtown, BP Business Park and C2-A Waterfront Zoning Districts allow restaurants, but not cocktail lounges.

During discussion, the City Council discussed potential criteria, guidelines, and considerations classifying wine bars under the Code of Ordinances.

Council Member Kramer questioned how a business could be classified as a restaurant when food was prepared off-site. In addition, he said wine bars should be limited to serving wine only. Council Member Barton stated that wine bars typically sell wine and beer. Council Member Schultz cautioned against overly restrictive regulations that could cause businesses to fail, stating that liquor offers the highest profit margin.

In response to Council Member Barton, Planning Director Martin said a distance waiver could be established to prohibit multiple wine bars from operating in the same area.

Council Member Barton asked what types of beverages businesses with beer and wine licenses are permitted to sell. In response, City Attorney Matthew McConnell explained that, regardless of what a State license permits, local zoning regulations may further restrict the types of beverages a business can sell.

Public Comment: Alberto Fortarel, described a wine boutique he planned to open on 5th Avenue South, and said he had no intention of operating it as a nightclub. He expressed support for establishing a wine bar classification in the Code rather than classifying wine bars as cocktail lounges. He asked whether, if his business were not classified as a cocktail lounge, there was a path for approval under the existing Code without completing the conditional use process.

Mayor Heitmann summarized the discussion, noting that staff should establish definitions for wine bars and cocktail lounges, identify where they would be permitted, determine how food service and the type of alcohol served would affect their classification, and address whether outdoor dining permits would be available to wine and beer bars. After discussion, the following consensus was proffered.

Consensus reached directing staff to draft a proposed text amendment to Section 44-8 of the Code of Ordinances classifying wine bars, incorporating City Council's comments discussed that day, for consideration and a formal recommendation by the Planning Advisory Board prior to City Council's consideration.

[Agenda Memorandum](#)  [Handout \(Public Comment/Added Attachment\)](#) 

13.C) RESOLUTION 2026-15970 - A Resolution Approving A Third Amendment to the Professional Services Agreement With Hilltop Securities Inc., A Delaware Corporation Authorized to Do Business In the State of Florida, For the Purpose of Extending the Term of the Professional Services Agreement for An Additional Two-Year Period Commencing On October 1, 2026 and Ending On September 30, 2028; Authorizing the City Manager to Execute the Third Amendment to the Professional Services Agreement; And Providing An Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. City Manager Gary Young explained that contract renewals typically appear on Consent Agendas; however, he believed two-year renewals warrant further discussion. Finance Director Stefan Massol provided an overview of the financial advisory services Hilltop Securities had provided to the City since 2019 and reviewed the contract's pricing structure, which he said would remain unchanged.

Vice Mayor Blankenship asked why the financial services agreement was being extended rather than a new Request for Proposal being issued. In response, Finance Director Massol explained that, while the City sought to avoid relying disproportionately on the same firms, Hilltop Securities had undertaken only a few debt issuances since 2019.

MOTION by Blankenship to APPROVE RESOLUTION 2026-15970; seconded by Schultz and unanimously carried, all Members present and voting (Blankenship-yes, Krol-yes, Barton-yes, Kramer-yes, Schultz-yes, Penniman-yes, Heitmann-yes).

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

13.D) CONTINUED - A Resolution Approving A New Financial Policy to Assist in Meeting the Financial Needs of the City; Repealing Resolution 2019-14301; And Providing An Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. Finance Director Stefan Massol noted that the City's Financial Management Policies were last revised in 2019 and explained that the proposed changes would align City policy with State requirements by increasing the threshold from \$1,000 to \$5,000, at which purchases are classified and reported as capital assets. He

added that the City would continue to track non-capital assets valued between \$500 and \$5,000 to improve oversight of tools and equipment.

Regarding Policy Number 14 of the updated Financial Management Policy, Finance Director Massol suggested requiring Stormwater Utility rates to cover, at a minimum, the direct cost of providing the service, consistent with other City utilities and services listed in the policy.

City Manager Young suggested continuing the item to allow staff to incorporate the changes that were discussed that day and to return the item to City Council on a future Consent Agenda.

Public Comment: None.

MOTION by Blankenship to CONTINUE Item 13.D until a future meeting; seconded by Schultz and unanimously carried, all Members present and voting (Blankenship-yes, Krol-yes, Barton-yes, Kramer-yes, Schultz-yes, Penniman-yes, Heitmann-yes).

Mayor Heitmann asked City Manager Young to determine whether forensic audit requirements had previously been included in the Code of Ordinances and, if so, whether they should be reinstated.

[Agenda Memorandum](#) [Resolution](#) [2019-14301 Existing Financial Policy](#)
[Financial Policy Updates](#)

13.F) Announcement of an Executive Session regarding Hottensen, Camile v. City of Naples, Case No. 23-CA-000670, 20th Judicial Circuit, in and for Collier County, Florida.

City Attorney Matthew McConnell read the public notice of an Executive Session for the purpose of seeking advice concerning settlement negotiations or strategy related to litigation expenditures associated with litigation styled *Hottensen, Camile v. City of Naples, Case No. 23-CA-000670, 20th Judicial Circuit*, in and for Collier County, Florida on October 7, 2026, at approximately 12:30 p.m. in the City's Conference room on the 2nd Floor of City Hall.

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

13.G) RESOLUTION 2026-15972 - A Resolution Authorizing the City Manager to Increase the Budget Amount for Specialized Aviation Legal Services in the Amount Of \$35,000 for a Total of \$70,000 with Leech Tishman Nelson Hardiman, Inc.; Providing for Scrivener's Errors; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. He explained that the purpose of the item was to authorize an additional \$35,000 for legal services provided by Leech Tishman Nelson Hardiman. He explained that, at its August 19, 2026 meeting, the City Council reached a consensus to authorize the City Manager to retain outside legal services subject to a not-to-exceed amount, replacing the City Manager's current \$35,000 authorization limit.

MOTION by Barton to APPROVE RESOLUTION 2026-15972; seconded by Krol and unanimously carried, all Members present and voting (Kramer-yes, Blankenship-yes, Krol-yes, Barton-yes, Schultz-yes, Penniman-yes, Heitmann-yes).

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

ORDINANCES

14) FIRST READING ORDINANCES

None.

15) SECOND READING ORDINANCES

15.A) ORDINANCE 2026-15973 - An Ordinance Amending Section 22-37(15), Leaf Blowers, Of Article II, Nuisances, of Chapter 22, Environment, of the Code of Ordinances, City of Naples, Florida to Comply with Chapter 2026-3, Laws of Florida; and 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. He stated that the proposed Ordinance would remove the City's current prohibition on gas-powered leaf blowers to comply with Florida Senate Bill 290 which was signed into

law as Chapter 2026-3, Laws of Florida, and became effective July 1, 2026.

MOTION by Barton to APPROVE ORDINANCE 2026-15973; seconded by Krol and carried 6-1, all Members present and voting (Krol-yes, Schultz-yes, Blankenship-yes, Barton-yes, Kramer-yes, Penniman-yes, Heitmann-no).

[Agenda Memorandum](#)  [Ordinance - Second Reading](#) 

[Naples Business Impact Estimate](#) 

15.B) ORDINANCE 2026-15974 - An Ordinance Amending Section 2-51 – Regular Meetings; Amending Paragraph (A) of Section 2-54 – Quorum; Absentees; Public Meetings, of Division 2 - Meetings, of Chapter 2 – Administration, of the Code of Ordinances, City of Naples for the Purpose of Allowing Flexibility for Adding Additional Regular Meetings of City Council and Addressing Attendance Provisions Through the City Council’s Rules of Procedure; Providing for Codification; Conflicts; Severability; Correction of Scrivener’s Error; Construction; Publication and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. He explained that the proposed Ordinance would provide the City Council with greater flexibility in scheduling additional regular meetings and removing outdated attendance-enforcement provisions.

Public Comment: None.

MOTION by Barton to APPROVE ORDINANCE 2026-15974; seconded by Blankenship and unanimously carried, all Members present and voting (Barton-yes, Penniman-yes, Blankenship-yes, Krol-yes, Kramer-yes, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Ordinance - Second Reading](#) 

[Naples Business Impact Estimate](#) 

16) PUBLIC COMMENTS

None.

17) COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

Council Member Krol expressed support for events in the City, noting their importance to the community.

Council Member Kramer reported that, at the August 28, 2026 Tourist Development Council (TDC) meeting, it was announced that Collier County’s July 2026 occupancy rate was unchanged from the previous year, while visitor spending increased 9.2 percent. He added that the TDC Board approved an \$8 million beach renourishment project to place 200,000 tons of sand along the beach from Doctors Pass to 18th Avenue South, with work scheduled to begin and conclude in October. City Manager Young added that a presentation related to the beach renourishment project was scheduled for the October 7, 2026 City Council Meeting.

Council Member Schultz announced that the Naples Grande Hotel entered a partnership with Hilton Worldwide, and the issue regarding the proposed waterpark at the hotel was still unresolved.

Vice Mayor Blankenship expressed the opinion that City Council should have the ability to increase parking violation fines, particularly during special events. After a brief discussion, the following consensus was proffered.

Consensus reached to direct staff to review parking violation fines and return to City Council with recommendations.

Recess: 11:58 a.m. to 12:25 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

13.E) Executive Session regarding City of Naples v. City of Naples Airport Authority, et al; Case No. 2026-CA-001094, 20th Judicial Circuit, in and for Collier County, Florida.

City Attorney Matthew McConnell read the public notice of Executive Session associated with litigation styled *City of Naples v. City of Naples Airport Authority, et al; Case No. 2026-CA-001094*, 20th Judicial Circuit, in and for Collier County, Florida. The following individuals were present during the Executive Session: Mayor Heitmann, Vice Mayor Blankenship, Council Members

Kramer, Penniman, Barton, Blankenship, Krol, Schultz, City Manager Gary Young, City Attorney Matthew McConnell, and a Lynn Brooks from Dines Court Reporting.

Executive Session from 12:26 p.m. to 2:17 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

No action announced.

[Agenda Memorandum](#)

[Public Notice](#)

18) ADJOURNMENT

2:17 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: _____.