

NOTICE OF JOINT PUBLIC SPECIAL MEETING AND AGENDA



**City Hall Council Chambers
735 8th Street South, Naples, Florida**

**Mayor: Teresa Heitmann
Vice Mayor: Ted Blankenship
City Council Members:
Berne Barton, William Kramer,
John Krol, Linda Penniman, and Scott Schultz
City Attorney: Matthew McConnell
City Clerk: Patricia Rambosk
City Manager: Gary Young**

**Naples Airport Authority Board
Chair: Terrence W. Cavanaugh
Vice Chair: John Crees
Board Members:
Ralph Alberto, Michelle Arnold, and Robert P. Burns
Executive Director: Chris Rozansky
Authority Attorney: William L. Owens**

**One or more other elected or appointed officials
may be in attendance at this meeting.**

Welcome to today's Joint Public Special Meeting between the City of Naples City Council and the City of Naples Airport Authority Board. If you wish to address the City Council or Authority Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. Public comments will be heard during Item 4 and during specific agenda items. Another opportunity for public comments will be provided at the end of the meeting. We ask that speakers limit their comments to 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation.

Pledge of Civility

It is the desire of the City of Naples and the City of Naples Airport Authority to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all meetings and workshops.

**Joint Public Special Meeting between City of Naples City Council and City of Naples
Airport Authority Board
Monday, July 20, 2026
9:00 AM**

All proposed ordinances, documents and information relating to the agenda items listed below, which have been provided in advance of this meeting, may be inspected (i) in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page

<https://www.naplesgov.com/> or by calling the City Clerk's Office, 213-1015 and (ii) at the office of the Authority's Executive Assistant, General Aviation Terminal Building, 2nd Floor, 160 Aviation Drive North, Naples, Florida 34104 or on the Authority's website (<https://www.flyneples.com/agendas-minutes-videos/>) or by calling the office of the Authority's Executive Assistant (239-643-0733). All written, audio-visual, and other materials presented to the City Council or Authority Board in conjunction with deliberations during this meeting will become property of the City of Naples and City of Naples Airport Authority and will be retained by the City Clerk and City of Naples Airport Authority.

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **SET AGENDA (add or remove items)**
4. **PUBLIC COMMENTS**
5. **CITY OF NAPLES CHAPTER 164 CONFLICT RESOLUTION PROCESS:** Consider the statement of issues prepared in the conflict assessment phase, try and seek an agreement and schedule additional meetings if needed of the entities in conflict, or of their designees, to continue to seek resolution of multiple issues of conflict, including, without limitation, the following:
 - 5.A. (a) whether the conversion of the Airport Authority from a dependent special district of the City to an independent special district of the state through House Bill 4005, frustrates the purpose upon which the lease and related agreements were entered, rendering them unenforceable; (b) whether House Bill 4005 effects a transfer of the power to operate the Naples Airport in a manner that requires referendum approval under Article VIII, Section 4 of the Florida Constitution; (c) whether the conversion of the Airport Authority from a dependent special district to an independent special district through House Bill 4005 created a new independent district without complying with the requirements of section 189.031, Florida Statutes; (d) whether the new, stringent qualification requirements for election to the board of the Airport Authority unlawfully restrict candidacy, voter choice, or other protected rights; and (e) any other issue, argument, claim, or dispute arising out of or related to House Bill 4005, the statutory authority of the Airport Authority, the lease or other agreements between the parties, the City's ownership interests, or the operation, control, or governance of the Naples Airport;
[4-15-26 Naples City Council Resolution 2026-15847](#)
[4-16-26 Letter from the City to the Authority 4-20-26](#)
[Letter from the Authority to the City](#)
[5-11-26 Agenda for the City of Naples Ch. 164 Conflict Assessment](#)
[Meeting 6-9-26 Agenda for the City of Naples Ch. 164 Joint Public Meeting](#)
[99-Year Lease between the City and the Authority dated 12-3-69](#)
[Proposed Comprehensive Term Sheet](#)
6. **CITY OF NAPLES AIRPORT AUTHORITY CHAPTER 164 CONFLICT RESOLUTION PROCESS:** Consider the statement of issues prepared in the conflict assessment phase, try and seek an agreement and schedule additional meetings if needed of

the entities in conflict, or of their designees, to continue to seek resolution of multiple issues of conflict, including, without limitation, the following:

- 6.A. (a) whether the City's attempts to exercise land use, zoning, and other authority over aeronautical land uses and activity at the Naples Municipal Airport (the "Airport" or "Naples Airport") is preempted by federal law and contrary to Florida law; (b) whether the City may terminate or deem unenforceable the 99-year lease between the City and the Authority, dated December 3, 1969 (the "Lease") without first obtaining Federal Aviation Administration approval to close the Airport pursuant to federal law or first obtaining an Airport Operating Certificate and becoming an airport sponsor pursuant to federal law; (c) whether the City may terminate or deem unenforceable the Lease without the Authority's consent unless it first obtains Federal Aviation Administration approval for a change in ownership or governance of the Airport; (d) whether the City can obtain an Airport Operating Certificate and become an airport sponsor pursuant to federal law without obtaining the approval of the Federal Aviation Administration, which approval is subject to federal law, so long as the Authority does not consent to such actions by the City; (e) whether the City can obtain an Airport License pursuant to Florida law, if the Authority does not consent to such actions by the City; and (f) any other issue, argument, claim or dispute arising out of or related to laws affecting the Authority, the City or the Airport, the Lease or other agreements between the City and the Authority, regulation of aeronautical land uses and activity at the Airport and/or the respective rights and interests of the City and the Authority with respect to the Airport and related matters.

[4-30-26 Authority Board Resolution 2026-3](#)

[4-30-26 Letter from the Authority to the City](#)

[5-20-26 Ordinance Proposal from the Authority to the City](#)

[5-26-26 Agenda for the Naples Airport Authority Ch. 164 Conflict Assessment Meeting](#)

[6-9-26 Agenda for the Naples Airport Authority Ch. 164 Joint Public Meeting Letter from Authority Aviation Counsel to City Attorney dated 1-15-26 \(regarding proposed land use ordinances\)](#)

[Letter from the Authority to Planning Advisory Board dated 5-12-26 \(regarding proposed Comprehensive Plan amendments\)](#)

[6-12-06 Joint Letter from the City and Authority to FAA](#)

[11-1-06 Letter from FAA to the City and Authority](#)

7. DISCUSS POTENTIAL RESOLUTIONS

8. PUBLIC COMMENTS

9. COMMUNICATIONS AND CORRESPONDENCE

10. ADJOURNMENT

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL OR AUTHORITY BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH

RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL (I) THE CITY CLERK'S OFFICE AT (239) 213-1015 OR (II) THE OFFICE OF THE AUTHORITY'S EXECUTIVE ASSISTANT AT (239) 643-0733 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.