

COMMISSION WORKSHOP
October 3, 2000

I. ACTION ITEMS:

1. Resolution - Authorizing Execution of Contract with Gulf Beaches Library -

This item will be on Tuesday's agenda for action.

2. Use of Turkey Day Event Proceeds -

The Treasure Island Business Merchants Association will be using the Community Center for their Turkey Day event. Mr. Red Vadmar, representing the Treasure Island Merchants Association was present to inform the Commission of the distribution of the proceeds from this event.

A portion of the proceeds will be used for potted Palms in the business section on 107th Avenue. Proceeds will also be used for beautification along 107th Avenue.

3. Agreement with Pinellas County for Community Development Block Grant -

The City Manager said the master planning for the 107th Avenue Beautification Project has been completed. The project will cost \$500,000 and \$300,000 will be coming from the CDBG grant. The contract is now ready for adoption.

Commissioner Ellsworth asked if this agreement will keep us in line for other grants? Is this part of the process?

City Manager indicated yes. This is an on-going program and will keep us eligible for future grants for both business owners as well as the City. This agreement that we are signing is only for this particular grant.

Resolution is being prepared for next Tuesday's business meeting.

II. DISCUSSION ITEMS:

1. Pinellas County Reclaimed Water Project Update -

Mr. Todd Tanberg from Pinellas County addressed the Commission with an update on the Reclaimed Water Project.

Mr. Tanberg said the County was ready to begin the project as soon as a contractor has been selected. There are two distinct reclaim water projects - the first will be to construct the system within each of the neighborhoods (The Distribution System

Project) and the second will be to construct the main transmission pipe under Gulf Boulevard (the Transmission Contract).

The project will start in the neighborhoods working from north to south. The project will start in Treasure Island in the middle or end of April 2001. There will be County employees on site to communicate with residents and keep them informed as to what is happening.

The project will include more than just reclaimed water distribution mains in the neighborhoods. Maintenance personnel have looked into the present water lines that have been deteriorating and in need of replacement. At this time they will be replaced and upgraded.

A couple of years ago, the County went to the circuit court to have their availability fee - which is the fee used to recover the cost of constructing the distribution systems - validated. The Cities of Madeira Beach and Indian Rocks Beach intervened that the availability fee represented an unauthorized tax. They claimed that the County should not be in those communities unless they are invited to be. Circuit court agreed with the position of these Cities. Pinellas County has appealed that discussion to the State Supreme Court. No decision has been received. The County will not bill distribution fees in these communities at this time. They will build the transmission system through the communities and not build the distribution systems.

If the courts rule in favor of Madeira Beach and Indian Rocks Beach, then an alternative method to recover the cost will be made. Most likely this will take the form of a special assessment or wind the capital cost recovery right into the use fee for the reclaimed water instead of using the availability fee as it now stands. The fee will be the same whether the other two communities are part of the system or not.

Mr. Tanberg also discussed the back flow. This is also part of the system and prevents the reclaimed water from flowing back into the potable water.

In addition, this new loop system will give better pressure and flow for all the residents in all the communities.

Mr. Jeff Lowe discussed the method of laying the pipes for the reclaimed water. The method they will be using is Horizontal Directional Drill. A piece of equipment will be placed every half mile at a staging area enclosed in concrete barriers about 500 ft. long. He explained how the piping will be laid out without having to go down the middle of Gulf Boulevard and open cut the roadway. This other method will allow for normal traffic flow.

Commissioner Blush asked since Sunset Beach has so few lawns and green area why the piping has to come through Sunset Beach? Mr. Tanberg said that at the end of

Sunset Beach there are two large resorts Mansions-by-the-Sea and Lands End which have a lot of green space and use a lot of water. The County wants to get reclaimed water to them. Even though there are not a lot of grassed yards, most of the homes have some shrubbery of some sorts (trees, shrub & plants). To these locations, a hose bib connection can be provided where you can connect a typical garden hose and use the reclaimed water.

Mr. Tanberg invited the commission and staff to visit the South Bayou Plant.

Bonnie Agan from Sunset Beach is astonished at the arrogance of the County when something is held up in court litigation that they keep going forward and spending the money on this project. She also wished to take issue with the fact that they are going into communities where they were invited as well as communities where the commission voted against it and they just decline to join the law suit.

Heidi Horak from Sunset Beach wants to know where the money is coming from if the court rules this financing is an illegal tax. Mr. Tanberg replied that the money is coming from the capital improvement program budget. Joint funding of 50 per cent on the transmission portion of this project is coming from the Southwest Florida Management District.

Alan Biltz from Sunset Beach asked if you horizontal drill the transmission lines how are you going to hook up the distribution lines without cutting into Gulf Boulevard. Mr. Lowe replied that the laterals that are connecting to the distribution will be open cut at those locations (7 locations) and will be done at night as not to disrupt traffic. It will be back filled with global fill, which will be set and be ready for traffic the next morning.

2. Appointment to Pinellas Planning Council -

A resolution appointment Mayor Tom DeCesare as our representative to the Pinellas Planning will be prepared for Tuesday.

3. Beach Pavilion Concessionaire Proposals -

Cathy Hayduke, Recreation Director, and City Manager, Chuck Coward, addressed the Commission concerning the possibility of private concessionaires to operate the concession at the Beach Pavilion.

The City received 3 bid proposals and two of the three proposals were non-responsive to the City's state criteria. Cathy Hayduke and Chuck Coward suggested that the Commission schedule a workshop to interview them personally. Cathy indicated that the proposal also included the desire of these vendors to rent water bicycles, canoe, kayak, jet skis, and other such rentals and activities.

Cathy said in lieu of hiring a private concessionaire, the Recreation Department could run the concession with a couple of full time employees for a couple of years. The concession would contain vending machines. The employees would open, close, monitor and clean up the pavilion area.

Commissioner Ellsworth indicated that he would like a private concessionaire to run the operation. And, he would like to interview them.

Commissioner Maloof would like to know how the people who live on Sunset Beach feel about boat rentals, etc.

Commissioner Lavino indicated that there are several swim buoys that we put there to prevent boats from coming into the swimming area.

Commission Blush would like to see the operation run out of the Recreation Department and start on a small scale with basic vending machines.

Heidi Horak from Sunset Beach would like the Commission to consider using City staff to run the operation and to start on a small scale.

The Commission will hold a special workshop on Tuesday, October 10, 2000, at 2:30PM to interview the one qualified concessionaire.

4. Beach Pavilion Policy -

Cathy Hayduke included in Commission packet proposed rental rates for the Beach Pavilion and Recreation Center. She indicated that application for rental of the facility must be filled out and filed with the Recreation Department. The Pavilion will be closed at 10:00 PM.

Commission Blush questioned the closing time. The sign at the Pavilion is not effective and possibly not legal. The City Manager and City Attorney will discuss and work on making it legal.

Heidi Horak asked the Commission to look at the history policy about allowing who received free use of the facilities. She would like to see that these organizations are given free use of the Pavilion - like Civic Organizations.

5. Beach Pavilion Final Cost -

City Manager included in Commission packet a summary of costs and expenses for the Beach Pavilion. He reminded the Commission of the issue that was involved in the design that had to do with the surveyed line of the coastal construction control line being not where we thought it was. As a result of that, the building had to be moved forward a

couple of time. It cost us about \$20,000 in additional design fees. At the request of the commission, the city attorney and city manager have been looking into the possibility of recovery of those costs. At this time, a decision needs to be made as to what we wish to do about recovery of those costs.

The builders are not liable for the costs. The recovery effort will have to be made to the surveyor. The city has learned that the surveyor does not have insurance for his corporation. The City Manager asked the Commission what they would like to be done with this situation.

After some discussion, it was decided to proceed with a legal suit against the surveyor.

6. Architect Supplemental Contracts for 107th Avenue Beautification Project -

City Manager presented the proposals for the 107th Avenue Beautification Project that were prepared by Woodroffe Corporation Architects. One contract was for the business building facades and the 2nd for icon elements and shade structure.

A resolution will be prepared for Tuesday's Meeting.

III. CITY MANAGER/CITY ATTORNEY REPORTS:

City Manager Chuck Coward reported that Jim White from Century 21 had received 3 proposals for the property the city has for sale on 117th Avenue. These 3 proposals were unacceptable. Today he received a call from Jim White informing him that a proposal was received offering to purchase the property for \$400,000 cash.

Mr. Coward, City Attorney Jim Denhardt and Jim White need to review the proposal and will report back to the commission. The prospective buyer wishes to put 5 town houses on the property.

Mr. Coward received a call from NOAR that they will be making an announcement on their oil spill grant program before the end of this year.

The employee recognition luncheon is on Friday, October 20.

The palm tree that was damaged in front of the Police Department is still under our warranty. Jake is working on replacing the tree along with a couple of others.

The new news racks are scheduled to be delivered to the St. Pete Times within the next three weeks. They will be installed during the first week of November at Topps parking lot.

A reminder that the Kite Convention is in town for the week.

IV. COMMISSION REPORTS:

Commissioner Lavino reminder everyone about the Loop for Lupus during the weekend this weekend at Sunset Beach. The fire department also has a spaghetti dinner on Saturday night.

She commented that Rosselli Park is starting to look very very nice. City Manager further commented that the concession has been painted and invited everyone to visit the Park.

Commissioner Maloof commented on the letter written by Darren LaFrance in the St. Pete Times regarding Growth and Water Problems (water storage and that there are several units going up in the gateway area). She wants everyone to know there is a growth management study commission currently going on. In addition there are whole cities and communities that are being planned with built-outs of 12 years. This has tremendous drain on the infrastructure of the region. The state statutes allow this and those statutes need to be changed.

Commissioner Maloof asked if there has been any sand build up south of the groin. City Manager said they noticed that it has.

Commissioner Blush complimented the Police Department for the apprehension of the individual involved in the ATM scam on Treasure Island.

Commissioner Ellsworth wanted to know what the progress was on the lot at 117th Avenue. Don Hambidge, Public Works Director, replied that Derocher Dredge will clean up, regrade, and take care of the area.

Commissioner Ellsworth asked the City Attorney if any judgment on the Lands End case has been reached. The City Attorney has not heard anything.

V. PUBLIC COMMENTS:

Heidi Horak from Sunset Beach commented on the Mitigation Committee, which she is a member of. She was very pleased with the meeting and the city staff who are part of this committee. She felt they actually accomplished something at this meeting.

She congratulated the commission on their acquisition of the land for the new Vista Park. It was a goal/vision that is finally becoming a reality. She also gave a plug for Trust of Public Lands.

Bill Bennington said he had not heard any comments about the Smith girl who was in the Olympics. Since she lives in Treasure Island could we do something for her - like a proclamation? Commissioner Blush said she has attempted to contact her through

email that the commission would like to meet with her. She has not heard back. Also, she lives in Japan most of the time and Treasure Island is only a part time home.

VI. ADJOURNMENT: