

**CITY OF TREASURE ISLAND
BOARD OF COMMISSIONERS WORKSHOP MEETING
July 15, 2003
7:00 p.m.**

I. SILENT ROLL CALL BY DEPUTY CITY CLERK:

Mayor Mary Maloof	Present
Commissioner Phil Collins	Present
Commissioner Irving S. Ellsworth	Present
Commissioner Richard Kraus	Present
Commissioner Barbara Blush	Vice-Mayor Present

II. MINUTES:

Motion was made by Commissioner Kraus and seconded by Commissioner Ellsworth to approve the minutes from the meeting of July of July 1, 2003 as written. Upon roll call, the vote to approve was unanimous.

III. PUBLIC COMMENTS:

Mr. Chris Hearn, 141 94th Avenue, asked residents to keep an open mind and to listen to Mr. Amico's proposal regarding the Noordhoek property.

Mr. Earl Pfeiffer, 12415 Gulf Boulevard, stated that he would like to acknowledge the Commission as well as Ms. Olivia Cox and the City of St. Petersburg for working to establish a temporary pedestrian walkway during the construction of the east causeway bridge.

IV. ACTION ITEMS:

None

V. DISCUSSION ITEMS:

1. Mayor/Commission Work Station –

City Manager Chuck Coward introduced Ms. Carol Green of Design Team Associates. Ms. Carol Green stated that the workstations proposed by Design Team Associates are installed in the following departments: Public Works, Community Improvement, Recreation, Fire Police, as well as the Community Center. She said this type of workstation was chosen for its flexibility and modular configuration. Ms. Green said that a material called "pyroblock" (used in the walls throughout City Hall) made it necessary to install modular furniture that would not

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need to be attached to the walls. She also stated that this furniture was used because it is ADA compliant. She stated that laminate furniture would be permanent and less flexible to electrical and cabling needs.

Commissioner Ellsworth asked Ms. Green if modular meant that the furniture can be disassembled and reconfigured in other areas and she responded affirmatively.

Commissioner Collins asked if the workstations that Ms. Green is proposing are made out of metal. Ms. Green stated that the panels are metal with a fiberglass and fabric batting and that they are of metal-to-metal construction. She said that the countertops are of a laminate construction and that the doors are made out of metal or metal with fabric.

Commissioner Blush stated that there was some discussion on whether the Commission needs the workstations and she said that she feels that they are needed.

Mayor Maloof stated that the workstations are necessary so that the Commissioners have one location to store everything. She commented that it also would be nice to have professional looking workstations to use when meeting with people.

Commissioner Collins stated that he asked a representative from Crest Manufacturing to address the Commission regarding workstations.

The representative stated that Crest Manufacturing is proposing workstations that are also freestanding and made with a particle board core.

Commissioner Collins asked what the approximate cost would be for the workstations and the representative stated that the cost would be \$2,000 with a cap.

Commissioner Ellsworth asked if this type of furniture can also be disassembled and reconfigured and the representative responded affirmatively.

Commissioner Kraus asked if there are any samples that the Commission can look at and the representative stated that there are samples available.

Mayor Maloof asked if the Commissioners were interested in going to the company and looking at the product.

Commissioner Blush asked if the City had any specifications for the workstations. The City Manager stated that the Commission could choose to develop specifications and go out to bid or "piggyback" from the County's pre-qualified vendors.

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Mayor Maloof stated that Commissioner Kraus and Commissioner Collins would go to Crest Manufacturing to look at the quality of the components and report back to the Commission on it.

The City Manager stated that he would wait for the report from Commissioner Kraus and Commissioner Collins and further direction from the Mayor/Commission before proceeding.

2. Causeway Bridges Historic Preservation Concepts –

The City Manager introduced Mr. Henry Woodroffe from Woodroffe Corporation architects to the Commission.

Mr. Woodroffe continued his presentation regarding the causeway bridges historic preservation concepts. He discussed several options for using pieces of the existing bridges to create monuments that would be located in various areas throughout Treasure Island.

The City Manager reported that the City is required by the State Historical Preservation Office (SHPO) to preserve some of the existing bridge and that Mr. Woodroffe's proposal goes beyond what is required.

The areas that Mr. Woodroffe suggested as locations for causeway preservation monuments are as follows:

- Veterans park area at the Community Center park
- Causeway – east/west and in the middle
- Dolphin Drive - Paradise Island
- Bus stop at 104th Avenue and Gulf Boulevard

Commissioner Kraus asked if any of the project could be funded by grant funds and the City Manager stated that there may be funds available. He stated that the conceptual design of the monuments from Woodroffe Consulting would be charged on an hourly basis with a cap at approximately \$38,000.

Mayor Maloof stated that the Islettes have expressed interest in the project.

Mr. Woodroffe stated that the City could choose to implement some of the concepts now and the rest at a later date.

Commissioner Collins asked if it is possible to obtain grant funding for the monuments in addition to the grant funds the City is attempting to obtain for the construction of the bridge.

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The City Manager stated that grant funds are probably available specifically for historical preservation.

The Commission will consider a resolution authorizing continued design on Tuesday, July 22nd.

3. Para-motor Regulations on Public Beaches –

Commissioner Kraus stated that he has three concerns regarding the use of para-motors on the beaches and his comments are as follows:

1. Public safety – according to the Federal Aviation Administration's (FAA) regulations, no person is allowed to operate ultralights over congested areas or over an open air assembly of persons.
2. Noise – para-motors have 2 cycle engines and a fan or propeller that combined create noise. People have an expectation of relaxation when going to the beach and para-motors are not conducive to relaxation.
3. City's liability – If the City regulates or designates a certain area for para-motors, does the City assume liability?

Mayor Maloof stated that this item was discussed by the Commission previously and that Commissioner Collins requested that it be tabled so that the Commission could research the matter.

Mr. Jim Jackson and Jeff Thompson, members of a local flying club called the Parastars, addressed Commissioner Kraus' concerns. They stated that the type of para-motors used by their club is no louder than a jet ski. They asked if the Commission would consider approving people to fly para-motors if they meet certain criteria. They also stated that the owner of any field they take off from is protected by their insurance.

Commissioner Collins asked if they fly over the beach or water. Mr. Thompson stated that they fly close to shore.

Commissioner Collins asked if the FAA considers flying over water to be a congested area and Mr. Thompson said that the FAA does not consider water to be a congested area.

Commissioner Collins asked how Mr. Thompson protects himself and others when flying para-motors. Mr. Thompson stated that the propeller does not engage until

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Commissioner Collins asked if anyone has been injured that Mr. Thompson is aware of. Mr. Thompson said that someone was injured by putting his hand in the propeller.

Commissioner Collins asked what the decibel (dB) level is of para-motors and Mr. Thompson stated that the maximum dB level is 60 and their para-motors are at 50 dB.

Commissioner Collins asked how para-motors enhance the business community. Mr. Jackson stated that families and pilots attend events and that a portion of the proceeds from these events goes to local charities.

Commissioner Kraus asked if they take off into the wind and Mr. Jackson responded affirmatively.

Commissioner Kraus asked what they do when the wind is out of the east and Mr. Jackson stated that they do not fly when the winds is out of the east.

Commissioner Kraus addressed the earlier comments about some para-motors causing more noise than others and stated that if the Commission allows one group to fly para-motors then the Commission would have to allow all groups to fly para-motors.

City Attorney Denhardt stated that the Commission has three choices regarding para-motors:

1. Do nothing and allow the FAA to regulate them.
2. Enact the ordinance.
3. Restrict the use of para-motors in some way.

He stated that he does not recommend that the City consider the third option because the City would incur liability if the City attempts to regulate the activity. Therefore, he suggested that the Commission enact the ordinance or do nothing.

Commissioner Ellsworth asked where Mr. Thompson resides and Mr. Thompson stated that he lives in Tampa.

Commissioner Ellsworth stated that he concurs with Commissioner Kraus' comments that the Commission cannot give permission to one group to fly para-motors and restrict other groups from flying them. He also commented that if someone flying a para-motor injured someone on the beach, the City would be liable.

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liable.

Commissioner Blush stated that she has received complaints regarding the noise from para-motors taking off and landing at Sunset Beach and the County beach.

Commissioner Blush asked if the Commission should consider letting the FAA regulate para-motors.

Commissioner Ellsworth stated that he felt the FAA has other issues that take precedence over monitoring the use of para-motors on our beaches.

Mayor Maloof instructed the City Manager to bring the ordinance restricting the use of para-motors before the Commission for first reading at the Commission meeting on Tuesday, July 22nd.

The City Manager stated that the second reading would take place on Tuesday, August 12th.

4. Noordhoek/Caddy's Land Trade Proposal -

Mayor Maloof asked Mr. Tony Amico to address the Commission regarding his proposal concerning the Noordhoek property.

Mr. Amico spoke regarding his proposed land swap with the City and he addressed issues raised in a pamphlet that was distributed in Sunset Beach relating to his proposal. Mr. Amico said that he spoke to Ms. Carissa Cousins regarding the pamphlet and asked if she understood what it was about. He said that Ms. Cousins indicated that "the Commission's integrity is questionable at best" and that the "Commission needs a watchdog group over them". Mr. Amico also stated that Ms. Cousins suggested that he negotiate with her group. He said that the brochure states that he can build a 55 foot high structure. Mr. Amico explained that he can do that now without the land swap if he chooses to. He said, "That's not what I want to do. I love the beach. I want to keep the beach bar and retire here." Mr. Amico addressed the portion of the brochure regarding outdoor concerts and stated that a venue such as Janus Landing would require parking for 2,000 cars and that he only has parking for 60 cars. He said that the Commission also would not grant a variance for an outdoor concert of that magnitude. Mr. Amico said that Ms. Cousins said she did not write the pamphlet and that she put her name on it as a last resort for people to contact. He asked, "Why didn't the people that wrote this put their names on it? Who is behind this? What are they hiding from?" Mr. Amico said, "We elect these officials but we don't let them lead. We undermine their decisions. We have small groups in Sunset Beach that attack them (Commission) and have them so worried about making decisions that they have to consult with attorneys

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and get counsel. How can we entrust them to lead us and then second guess all of their decisions?" Mr. Amico indicated that he did not want to put the Commission on the spot by asking them to vote on his proposal and that as a result he was withdrawing the proposal.

5. Downtown Parking Master Agreement -

The City Manager indicated that one of the key elements in the parking regulations is the Downtown Parking Agreement. He said that he worked with City Attorney Jim Denhardt and City Planner Lynn Rosetti to develop the Downtown Parking Master Agreement and associated Participants' Agreement for the Commission's consideration. He said the agreement meets all the code requirements and he recommends that the Commission adopt it.

Commissioner Kraus asked if the agreements would be with the property owners. The City Manager responded affirmatively and stated that the agreement would be binding on the owner as well as the owner's tenants.

Commissioner Collins asked how much landscaping would be involved. The City Manager stated that landscaping is a separate topic in the parking regulations and is not covered by the Downtown Parking Agreement.

The Commission will consider a resolution for the Downtown Parking Master Agreement on Tuesday, July 22nd.

6. E-government Options and Ideas -

Commissioner Collins indicated that he brought this issue up to cover items like; online payment of City water bills, online purchase of toll passes, e-mail collection lists posted so that the City can e-mail information to interested residents, and e-mailing agendas.

Commissioner Blush stated that she was concerned about privacy.

Commissioner Collins indicated that people will have a choice as to whether they want to give out their information to become part of the City's e-mail list

Commissioner Blush asked if the City has e-mail addresses if they would be considered public records. The City Attorney stated that he was not aware of any exemptions for e-mail addresses.

Commissioner Blush stated that she was concerned about personal information.

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Mayor Maloof asked if there are any legal concerns for the city.

The City Attorney stated that there is no more concern with e-mail lists than with any other lists the city maintains.

The City Manager stated that it is possible for the City to implement the suggestions that Commissioner Collins mentioned. He stated that City staff could address the Commission in more detail at the budget workshop meeting on Wednesday, July 16th and the Commission agreed.

7. Ordinance – Alcoholic Beverage Sales on Sunday –

Mayor Maloof stated that the ordinance would be considered for second reading and public hearing on Tuesday, July 22nd.

8. Appointment to Vacancy on Planning & Zoning Board –

Commissioner Ellsworth indicated that he would like to nominate Mr. Earl Pfeiffer for appointment to the Planning & Zoning Board.

Commissioner Collins indicated that he also wanted to nominate someone for the vacancy.

Mayor Maloof explained that if someone from Commissioner Collins' district resigned that he could appoint someone to fill the vacancy and that the mayor makes appointments at large.

The City Attorney stated that appointments are governed by ordinance that requires 3 members from the Planning & Zoning Board to be appointed from each election district within the City, who shall be appointed by the city Commission based upon the recommendations of the City Commissioner elected from that district.

Mayor Maloof asked Mr. Pfeiffer to sit in on the Planning & Zoning Board meeting on Thursday, July 17th and she indicated that the Commission would consider his appointment at the Commission meeting on Tuesday, July 22nd.

VI. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

The City Attorney reported that Judge Penick's ruling regarding Ms. Barbara Blush's attorney fees held Ms. Donna Boren responsible for \$4,500 in taxes. He indicated that Ms. Boren was not held responsible for \$17,500 in attorney's fees and that the City is obligated to reimburse Ms. Blush for those fees.

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Commissioner Ellsworth asked if Ms. Blush would be required to sue Ms. Boren to recoup the amount due.

The City Attorney stated that if the amount due from Ms. Donna Boren is not paid, the City would be responsible to pay the amount to Ms. Blush and subrogate against Ms. Boren.

The City Attorney reported that he discussed the letter he plans to write (requesting an Attorney General's Opinion on taking formal action at Commission Workshop meetings) with Ms. Patricia Gleason, General Counsel, Office of the Attorney General. He stated that Ms. Gleason suggested he request an informal opinion on the matter.

The City Manager reported that Mayor Maloof and Commissioner Kraus toured the construction site for the causeway bridge construction project. He offered to arrange for the remaining Commissioners to tour the site as well. The City Manager suggested that the Commissioners contact Public Works Director Don Hambidge or himself to schedule a tour.

The City Manager confirmed that the second bridge workshop will take place on Monday, August 4th from 6:00 p.m. until 9:00 p.m. and it will be a round table format.

The City Manager reported that the gas leak on Gulf Boulevard was the result of Progress Energy puncturing a gas line while boring for underground utilities.

VII. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Ellsworth stated that he would like to convey his condolences to Mr. Amico and said that he thought it was a good idea.

Commissioner Kraus reported that he toured the causeway bridge construction site. He stated that the 1st stage of the Causeway Bridge Replacement Project should be completed by October, 2003. Commissioner Kraus further stated that the temporary pedestrian walkway should be completed by Friday, July 18th.

Commissioner Blush reported that the Hotel/Motel Association had a joint meeting with the Treasure Island Business Association. She said that two new businesses are coming to town – the Candy Kitchen and the Suntan Art Center. Commissioner Blush stated that the Treasure Island Business Association discussed plans for festivals, events and a wonderful holiday season.

Commissioner Blush reported that the Beach Stewardship Committee met on Wednesday, July 9th. She said that Ms. Heidi Horak presented information on the

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Waterfront Florida Partnership Program to the committee. Commissioner Blush stated that Dr. Truitt's update on the Sandsharing project was the same pending a biological opinion from the Florida Fish & Wildlife Commission. She said that there has been no response from the U.S. Army Corps of Engineers. She said that the Army Corps was seen taking measurements at different monument levels that may be in preparation for the renourishment project next year.

Commissioner Blush reported that a letter was received from County Commissioner Ken Welch thanking the Treasure Island City Commission for supporting the fireworks ordinance. She spoke to everyone that sent e-mails and Commissioner Ellsworth who attended hearing and she stated that County Commissioner Welch said, "We were invaluable in the development of the adoption of the public safety ordinance".

Commissioner Blush reported that she received a call from a resident that narrowly avoided a car accident because someone was impatient and following too close behind. She said that the resident wanted her to remind people to drive more safely during the bridge construction and plan to leave a few minutes earlier to allow for delays.

Commissioner Blush thanked the following Treasure Island departments; Fire, Police and Public Works. She also thanked the Madeira Beach and St. Pete Beach Fire Departments as well as the Hazmat Team for responding to the gas leak on Gulf Boulevard on Tuesday, July 15th.

Commissioner Blush stated that she wanted to thank Mr. Jim Gryder publicly for discovering the gas leak and notifying the City immediately.

Mayor Maloof stated that she also received a letter from County Commissioner Ken Welch regarding Treasure Island's support of the fireworks ordinance passed by the County.

Mayor Maloof thanked Public Works Director Don Hambidge and the City Manager for her tour of the causeway bridge construction site.

Mayor Maloof reported that she spoke with Mr. Appel regarding the construction site at the Community Center Park and she said that Mr. Appel was pleased with Johnson Brothers.

Mayor Maloof stated that she would like to thank the TV crew for making themselves available to broadcast the Budget Workshops. She recognized the volunteers for coming in night after night to assist with the broadcast of City meetings.

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VIII. PUBLIC COMMENTS:

A resident of 111 89th Avenue indicated that he would rather have the City obtain the Noordhoek property (worth \$1 million for free) to expand the park than have condos built on the property.

Mr. Dan Lenehan stated that since Mr. Amico is concerned about the Commissioners' political futures; the Commissioners should contact Mr. Amico to let him know that they are willing to go ahead with the vote on the proposal.

Mr. Frank McConnell asked what procedures the City follows when dealing with City-owned land in a land swap. He stated that he felt there should be a public hearing so the public could be made aware of it.

Mayor Maloof stated that she announced at the previous meeting that the proposal from Mr. Amico regarding the Noordhoek property would be discussed at this meeting so that people could come and discuss the issue. She indicated that before the item could be discussed a flyer came out and Mr. Amico decided to withdraw his offer.

Mr. Mc Connell suggested that the Commission set some policy guidelines so that the public would know what is going to be discussed. Mayor Maloof stated that she feels an open meeting forum is the way to handle it. Mr. McConnell stated that he feels the Commission should make it policy that there will be public hearings. Mayor Maloof stated that this meeting was for the purpose of having an open discussion on the matter.

Mr. Earl Pfeiffer thanked the Commission for appointing him to the Planning & Zoning Board. He commented that he felt having services available over the Internet could lessen the burden for the Building Department by providing the status of permits and possibly having simple permit applications available online. Mr. Pfeiffer said that eventually the LDR's and the Comprehensive Plan could also be made available to the public online through the City's Web site.

Mr. Pfeiffer commented that the City needs to "go above and beyond" to make sure that people are aware when the city intends to vacates a waterfront corridor.

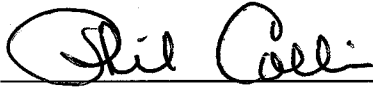
Mr. Fred Stern commented that he and his wife find Mr. Amico to be very honorable and said it is unfortunate that the Caddy's/Noordhoek deal has been withdrawn.

Mr. Chris Hearn commented that the public never heard what Mr. Amico wanted to do with the proposal. He said that Mr. Amico owns \$5 million in property on Sunset Beach and that Mr. Amico could help to revitalize the area. He stated that he hopes

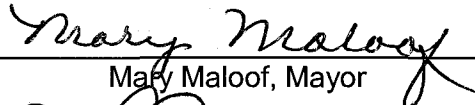
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people can get beyond this and talk about it again.


IX. ADJOURNMENT:



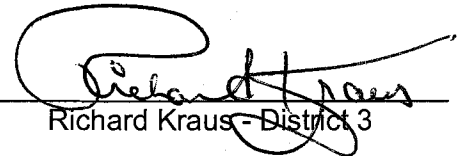
Phil Collins - District 1



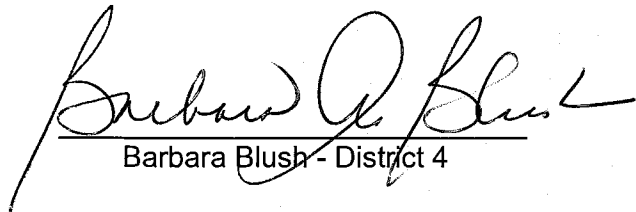
Mary Maloof, Mayor



Irving S. Ellsworth - District 2

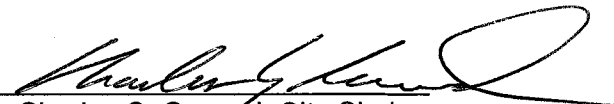


Richard Kraus - District 3



Barbara Blush - District 4

ATTEST:



Charles S. Coward, City Clerk