

**CITY OF TREASURE ISLAND, FLORIDA  
FEBRUARY 20, 2007  
IMMEDIATELY FOLLOWING REGULAR COMMISSION MEETING**

The workshop was called to order by Mayor Maloof at 6:20 p.m.

**I. DISCUSSION ITEMS:**

1. Recycling Pick Up Bid Recommendation

Public Works Director, Don Hambidge, explained that we are in the last year of our recycling contract. He gave a brief background of the contract that has been in affect for the past five years. It was an artificially low bid that was made in order to get the City's business. This bid is considerably higher. He recommends that they contract with Waste Management, whose bid was much lower than Waste Services.

Commissioner Collins commented that Waste Management's bid was less than half of Waste Services' bid. Mr. Hambidge explained that Waste Management has other contracts in the area, and it is worth it to retain the business.

Commissioner Bildz asked if all of the recyclables were thrown in the regular trash, how much it would cost. Mr. Hambidge stated that he has never calculated the difference. The community believes that recycling is a good thing to do. Commissioner Bildz asked if this bid was good no matter how much recycling was turned in. Mr. Hambidge answered in the affirmative.

Commissioner Gayton asked what the current costs of the recycling drop off centers are. Mr. Hambidge gave information on the drop off centers in total. Commissioner Gayton stated that it was not a large increase for the single family homes. The restaurants and bars are not included in this. Mr. Hambidge stated that they can drop their recyclables off at the drop off centers.

This item will move forward to the March 6<sup>th</sup> meeting agenda.

2. Chamber Health Awareness on the Beach

Dominique Reiter gave a brief explanation of the Health Fair that the Chamber of Commerce wants to conduct on March 31<sup>st</sup>. The American Red Cross will conduct water safety courses, and CPR courses. They would like to use the Community Center for the CPR classes, and the beach for the water safety courses.

Commissioner Gayton asked if this would be limited to the citizens of Treasure Island. Ms. Reiter stated that it would be open. Commissioner Gayton asked about the use of port-o-lets. They would be used near the Red Cross tent on the beach, but would not be needed at the Community Center. Commissioner Gayton stated that it was a great idea, and asked if emergency vehicles would still be needed. He also asked about the tables and chairs, and electric hook-ups. Ms. Reiter stated that they would need emergency services. The tables and

chairs may be paired down, and electrical services would be needed. He asked that an updated request be provided by the end of the week.

Commissioner Bildz asked for clarification on the electric, tables and chairs, and security. Mr. Fant stated that he would make staff aware of the event, but that it is a low key event and would not require a lot of services. Using the Community Center will make it easier. Commissioner Bildz asked about the waiver of the fee for the use of the Community Center, and suggested that permits be issued, but that the fee be waived.

Commissioner Kraus clarified that the Red Cross' liability policy will reference both locations.

The updated request and insurance policy will be included in the agenda packet that will go out next week. This item will move forward to the March 6<sup>th</sup> meeting agenda.

### 3. Southwest Little League

Mr. Fant gave a brief explanation of this item. St. Pete Beach is charging a non-resident fee of \$40 to use their playing fields. Treasure Island does not charge a fee to the players using our fields. A resident has asked for any assistance that the city can provide in getting St. Pete Beach to waive the fee for the Southwest Little League players. Mr. Fant explained that this is really an issue between Southwest Little League and St. Pete Beach. Commissioners Kraus and Collins have spoken with representatives from St. Pete Beach. To date there has been no further information received.

Commissioner Collins stated that he spoke with Mr. Bonfield about the fee. This fee has just started being collected this year. He feels that it is unfair that our residents are being charged to use their fields, but their residents are not being charged to use ours.

Mr. Fant explained that St. Pete beach has a different recreation program structure, and this fee is charged for everything, not just the ball fields. Other communities also charge a non-resident fee. It is a St. Pete Beach policy that was enacted by their City Commission. It is not our issue.

Commissioner Kraus agreed that it is not our issue.

Mayor Maloof stated that she is sorry that they have to pay it, but it is not within our realm to deal with it.

Janis McAdam spoke on the issue. She stated that if the Commission didn't do something about it, then Southwest Little League would deal with it. She feels that they are paying enough, and shouldn't have to pay any more. It is about tradition. She believes that it is the City that has the clout, not the Association.

### 4. Finance Software Selection

This item was withdrawn.

### 5. Community Appearance Codes

City Planner, Lynn Rosetti, gave an update on the changes made since the last meeting. The Planning Board met and made comments on the changes that the Commission suggested. The LPA felt that it was important to look further at item #5, and get input from the neighborhood associations and the community. They are willing to have a night meeting if necessary.

Ms. Rosetti reviewed the suggestions from the LPA, and provided the Commission with a handout of the suggested changes to the section on construction sites. Mayor Maloof clarified that it is applicable to both residential and commercial construction sites.

Commissioner Kraus asked about Section 4, Accessory Structures. He asked about adding the words permitted and non-permitted. It was explained that leaving it "sheds" would cover both. He also asked about allowed sizes, and wanted clarification on the meaning of the language. Attorney Kiefer stated that the wording was correct, but suggested some clarifying language. Commissioner Kraus made a suggestion for a change in the language.

Commissioner Bildz asked further questions about placement of sheds. Mr. Fant made brief comments regarding egress requirements in bedrooms, which affects the placement of the sheds. Comments were made regarding set backs. Commissioner Bildz stated that he received an e-mail from a resident about the height limits. He asked if all sheds on the island would be grandfathered in, or would they all be made to comply with the new requirements. Ms. Rosetti stated that there were as many as 400 illegal sheds. If you go after one shed, you will have to go after all of them. Commissioner Bildz asked about the requirement for a fence shielding the shed – was it the whole property, or just the side with the fence. It is to shield the fence.

Commissioner Kraus asked about item number 2-e in Section 3. Did it include yard services blowing clippings? Ms. Rosetti answered in the affirmative. Mr. Fant stated that the Beautification Committee is already working on that issue. Commissioner Kraus asked about the silt fence requirements. Section 4, Domestic Equipment – Is a mobile home considered domestic equipment? Mobile homes are not permitted anywhere.

Commissioner Bildz asked about lighting, and foot candles, and what is considered ground level. Ms. Rosetti stated that it has to do with the distance from the light source, and its intensity at the light source. Ms. Kiefer stated that this is a nuisance-type category, so falls under different criteria.

Commissioner Collins asked what the city's definition of acceptable ground cover was. Ms. Rosetti stated that it was anything that was in paragraphs 2 and 3. If properties are allowed to have a shell base that was permeable, it would seem reasonable to allow a shell base on vacant properties.

Commissioner Gayton stated that the section on minimum yard regulations for accessory structures should come out for further review as well. Commissioner Bildz agreed, and suggested that Ms. Rosetti go to all associations with this section.

Julian Fant stated that there are items that need further review. He is appreciative that the Commission and LPA agree that they need further input. He expressed concern with putting sheds in side setbacks. He feels that they are a hazard during a hurricane.

Ben Ulmstead commented that he agrees with what Mr. Fant said. The neighborhoods are beautiful, and he wanted to see them stay that way. He wondered who would be enforcing these violations. He did a quick check and saw 74 violations. If we can't enforce them now, who would be enforcing the increased regulations?

Marsh Costa stated that he sees more and more debris at the houses. He owns boats, RV's and cars, and he conforms to the codes and doesn't store them at his house. There are flagrant violations around the city. He hopes the Commission will do the right thing.

Pete Villandry agrees with the previous speakers.

This will move forward for first reading and public hearing after removing the two sections.

6. Request by Commissioner Gayton to pass a resolution establishing a temporary Assistant City Manager

Commissioner Gayton feels that because we have spent a great deal of money on consulting fees for various projects, that there should be an Assistant City Manager to assist the new City Manager. We should hire someone for six months to one year, or until the new City Manager feels comfortable. He recommends Chief Fant for that position.

Commissioner Kraus agrees with Commissioner Gayton.

Attorney Kiefer stated that they can create this position and appropriate the money for it.

Commissioner Bildz asked Commissioner Gayton how much he anticipated that this would cost the City. Commissioner Gayton stated that we already have Chief Fant on the payroll. He would be compensated extra for the extra responsibility. He does not have a figure in mind, but it should be something between his present salary and the City Manager's salary. Commissioner Bildz asked how long Commissioner Gayton felt this would go on. Commissioner Gayton stated that he suggested six months, and then review it at that time. Commissioner Bildz stated that the four candidates that are being interviewed are very well qualified, and anyone being given an extra staff member would be reluctant to give it up later. Commissioner Gayton stated that we have too much to do.

Mayor Maloof commented that she would expect this Commission to hire the most capable City Manager. This is her third City Manager. The two previous City Managers were extremely professional City Managers. The staff assisted in every way that they could to make it a smooth transition. She didn't feel that either of them needed an assistant. Commissioner Bildz stated that the department heads are the City Manager's biggest asset, and didn't think that they needed an assistant. Mayor Maloof stated that the department heads know how to put a budget together, and she realizes that there is a lot on the plate.

Commissioner Gayton stated that there are too many projects, and when are we going to get started? What have we accomplished after spending all the money on consulting fees? There is too much work for one person.

Mayor Maloof stated that several of the projects we can't go further with because we haven't had responses to our bids. Some require a referendum to deal with mixed use in the downtown.

She does not feel that we are behind. We spent a lot of time going out into the community to find out what they wanted.

Commissioner Gayton stated that there are certain things that he wanted to accomplish. It is too much for one person.

Commissioner Kraus stated that the City Manager's job from one community to another is very similar. Learning the community and getting up to speed on the projects takes a lot of time. He agrees with Commissioner Gayton that it is a good idea to provide assistance.

Commissioner Collins stated that he wanted to know if Chief Fant was in agreement. Commissioner Gayton stated that he is. Commissioner Collins commented that he tried to get Chief Fant to apply for the City Manager's job and he was not interested, so it was surprising to him that he was interested in this.

Chief Fant stated that he is not interested in becoming a City Manager. He wants to stay in his current position of Fire Chief until he retires. In the past he took over as Building Official when the need arose. The Interim City Manager opportunity has come along twice. He does not want to give up his job with the Fire Department. He does not have an assistant there. He agreed to help out the community, the City Manager, and his fellow staff members in whatever way he can. How formal or informal is up to the Commission. He made brief comments on some of the projects that are being worked on right now. He stated that he would like to see what the new City Manager's needs were. The entire city staff is a cohesive group that will work together to support the new City Manager and Commission. He will do whatever he can to help out.

Commissioner Collins asked Mr. Fant to formulate a job description for an Assistant City Manager. Mr. Fant stated that that would be more appropriate for the new City Manager to assign. His primary focus is Fire Service, Emergency Medical Services, and Emergency Services. He does not have the expertise in areas such as planning and grants. He will be willing to help out in any way that he can. He does not want to be in a position to jeopardize his fire fighting certification, his retirement situation. If he gets too far away from his regular position it could cause him some concern for the future. He would like to see what the new Manager would like to do. A lot of these issues are long term and will rely upon future funding and grant availability.

Commissioner Gayton stated that he wanted to bring this up before they interviewed the applicants for City Manager so that they can give them the feel that the Commission feels that we have a lot to do, and it will take too long for a manager to get up to speed.

The Mayor stated that we will see what the new Managers needs are.

## **II. OLD BUSINESS:**

Commissioner Kraus asked about parking meters at the city lot next to Sunset Vista. Mr. Fant stated that some of the construction workers from the Pelican Pointe project are using that for parking. One of the approved projects was to stripe it and clean it up and do minimal landscaping. Commissioner Kraus stated that we should get the striping and meters done.

Commissioner Collins asked for an update on the repaving. Mr. Fant gave an overview of the process so far. The bids are currently being evaluated. We hope to have a recommendation at the next workshop for approval at the second meeting in March.

Commissioner Collins asked about Open House signs not being allowed and if it would be possible to use the community bulletin boards to advertise these open houses? Mr. Fant stated that that wasn't a service that we should get into. The community bulletin boards are for community events and meetings. If you start allowing house sale information then you open it up to car sales, garage sales, etc. It is not our responsibility to hang up other people's flyers, and the boards are often filled with community information. It really isn't something that the city should be involved in.

Commissioner Bildz asked about next Wednesday's meeting starting at 8:00. He asked if anyone had a list of the questions that were used the last time that they could share. These questions were developed by the consultant. Mr. Fant will check with Fred Turner. Commissioner Gayton has a copy that he can provide to Commissioner Bildz.

### **III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:**

Attorney Kiefer gave an update on the Charter litigation. After being at the mediation several hours it was declared an impasse. Since then, in the past few days, the County has filed a motion to dismiss the second complaint. Tonight she received a proposed settlement from Mayors Baker and Hibbard, and tonight the County announced that they will be holding a meeting tomorrow to discuss the settlement.

Mr. Fant spoke briefly about the City's response to the NOAA questions in regards to the beach trail funding. We will be developing the response, and will provide copies when that is complete.

Mr. Fant stated that Mr. Hambidge reported that Pinellas County has awarded the bid for the water mains on the Isle of Capri. The construction will begin in the next couple of weeks.

The demolition is underway at the TOPS/Fun Center building. Publix will be making some changes to their plans.

### **IV. REPORTS & COMMENTS BY COMMISSIONERS:**

Commissioner Kraus got a letter from Bob Stewart regarding Penny funds for boating access. There is money available for that item. Treasure Island was mentioned for a partnership in that area.

Commissioner Kraus said it had been brought to his attention that the Johnson Brothers project, our bridge, needed some attention. He took a look and agrees.

Commissioner Kraus referenced the comments made by the public tonight regarding the code violations and enforcement. He suggested that a directive policy to Administration on what the Commission expects on code enforcement be issued. He felt the last few Code Board hearings

were not handled well. He suggested getting a special master in the area. Commissioner Gayton stated that the last time the Code Board met they did not have the City Attorney present. Ms. Kiefer stated that the communication issue has been handled. It is her understand that there will now be regular meetings. She agrees with Commissioner Kraus that we do not need a high priced attorney, that she will be handling it.

Commissioner Bildz stated that the Beach Stewardship Committee will be meeting tomorrow.

**IV. PUBLIC COMMENTS:**

None

**VI. ADJOURNMENT:**

The meeting was adjourned by Mayor Maloof at 8:18 p.m.