

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP
July 3, 2007
IMMEDIATELY FOLLOWING REGULAR COMMISSION MEETING**

The workshop was called to order at 6:17 p.m. by Vice Mayor Alan Bildz.

I. DISCUSSION ITEMS:

1. Grant Application for Historic Survey- City Planner

Lynn Rosetti, City Planner, gave a brief explanation of the grant cycle. This program would offer up to \$50,000 for a survey. It is a 50/50 grant, with the city required to provide matching funds. These matching funds include salaries. It would take up to 40 hours of staff time over a three to four week period. This grant cycle starts October 1st. Staff suggests that we do an inventory of properties that are the mid-century modern architecture. There is a cost associated with putting together each application. It is done on a per property basis.

Commissioner Collins asked how many pages we were talking about. Ms. Rosetti stated that it was approximately \$50 per property. This would be a grouping of properties. Commissioner Collins asked for clarification on the number of buildings. There are 500-600 if we do a survey of each property in that age range. Ms. Rosetti suggests that we concentrate on the specific properties that are mid-century modern architecture. Commissioner Collins stated that he feels it is a valuable program, but is not in favor of spending city money unless the property owners are on board. Ms. Rosetti explained that often other Historic Preservation groups can provide the match funds – they are not always provided by City funds.

Commissioner Minning asked Ms. Rosetti to walk the Commission through the application process. Ms. Rosetti stated that the application was several pages. They want to know the number of properties, why you think they are significant and why they should be surveyed. We need to find those properties to get a count of them. We can find out the owners through the IRIS system. We anticipate up to 40 hours to do basic reconnaissance. Commissioner Minning asked how much we would be asked to provide. Ms. Rosetti stated that it would depend on what we asked for. Her time, as well as volunteer time would be included in the City's match. Commissioner Minning stated that he agrees with Commissioner Collins regarding the interest of the property owner. He suggested going to the Chamber regarding this.

Commissioner Collins suggested sending a registered letter to each affected property owner asking about their interest in the property. Ms. Rosetti stated that she estimated that there would be approximately 50 of these properties.

Commissioner Gayton asked about a previously received grant. Ms. Rosetti stated that in 2001 we received a grant for \$20,000. There were about 500 properties affected at that time. Most of these properties are hotels/motels, but there are a few residential and commercial properties. Commissioner Gayton asked if she had contacted any of these people. Ms. Rosetti stated that she was waiting for Commission direction. Commissioner Gayton stated that he agreed with Commissioner Collins.

City Manager, Reid Silverboard, clarified that they wanted the letters sent before we brought this back to the Commission for further action. The Commission answered in the affirmative.

Commissioner Bildz stated that without the survey and evaluation the property owners would not know what you can do. Commissioner Gayton agreed that it was an interesting question, and asked what the advantages and disadvantages were. Ms. Rosetti stated that there were advantages to being listed on the National Registry, but until the survey is done there is no way to know which properties are eligible. Some advantages are ad valorem tax credits, exemption from the FEMA requirements, and a 20% IRS investment tax credit. This only applies to exterior rehabilitation. There is no impact if you are not on the National Registry.

Commissioner Gayton asked for clarification as to whether these properties could be demolished. Ms. Rosetti explained the process. Just being listed on the Registry does not offer protection – there are many factors involved in the process. Mr. Silverboard stated that they could include in the letter the benefits that would be available, and also the disadvantages.

Commissioner Minning commented that Ms. Horak had listed some of the advantages in her presentation. He asked if the City Manager could bring the letter back to the Commission.

Commissioner Gayton asked Ms. Rosetti to explain the next phase. She explained that there was a high level of scholarly documentation that has to go with the applications. Commissioner Gayton asked who she anticipated would be doing it. She stated that it might be another grant application, and they might be done as a grouping. You would get a lot more bang for your buck if you do a grouping, rather than individual properties.

2. Report from the LPA Regarding Sheds & RV's – Information only – City Planner

Ms. Rosetti reported that she had met with most of the Civic Associations. She was unable to meet with the Sunshine Beach Association. The comments that she received are included in the packet. The suggestion was to leave the code as is, and enforce it better. She reported that back to the LPA. They voted to go along with the community input at this time, and continue to monitor the situation.

Commissioner Collins stated that he has talked to members of the Beautification Committee and some residents, and there is a concern about the enforcement of the codes. He suggested that we consider budgeting money for an additional code enforcement officer. Ms. Rosetti stated that she heard a lot of that at the meetings.

Commissioner Minning stated that it was very clear from the feedback that he got from Paradise Island that they were in agreement with the recommendation.

Commissioner Gayton clarified that this did not change vehicles or sheds. Ms. Rosetti stated that the code would remain as is, and if the Commission wants something different then the LPA wants further direction. Commissioner Gayton asked about the numbers of sheds allowed. Ms. Rosetti stated that she has not seen a limitation on the number of sheds. Commissioner Gayton commented on a case from several years ago that required someone to remove all but one shed on their property. This is the only concern that he still has regarding the ordinance. Ms. Rosetti will research this and report back.

Commissioner Bildz stated that the only other question was whether the city was in favor of grandfathering illegal sheds. Commissioner Gayton stated that it appeared that the citizens were not in favor of grandfathering anything, and want enforcement.

Commissioner Bildz stated that the Sunset Beach Civic Association made it clear that they wanted current sheds grandfathered. Mr. Silverboard stated that it would take additional information on the number of properties involved before we discuss that further.

Julian Fant thanked the Commission for the action that has been taken to this point. The Planning Board and LPA voted unanimously to allow the ordinance to remain on the books as they are and have better code enforcement. He is bothered by sheds because of a documentary that he had seen on the Weather Channel. Men were trapped in a carport while trying to seek shelter. A shed blew down the street in mid-air and smashed into their SUV. We can grandfather them, but it does not anchor them down, nor prevent them from becoming air borne and causing injury. He offered a suggestion on the code enforcement issue. He suggested that a letter be sent to each violator in the city urging them to comply or be cited.

Commissioner Bildz asked if the Commission wanted to proceed further, or take the LPA's suggestion. It was agreed to let the issue go and take the LPA's suggestion.

3. Setting the Tentative Millage Rate- Finance Director

Finance Director Ruth Chapman stated that she hoped that we could go with 91% of the roll-back rate, but there are issues that still need to be worked out. Once we set the tentative millage we cannot go higher. The budget as it stands now still has more expenditures than revenues predicted, even with increasing several taxes and user fees. We looked at not filling some positions due to attrition. There is still a gap of approximately \$188,000. If you go with the 9% below the rollback rate, which is 2.3878, we should make some more cuts to eliminate the deficit. The trolley service could be discontinued, but it would cost the taxpayers almost six times more to join the PSTA. She also discussed cutting the Library services. Her recommendation at this time is to go with a rate higher than the 9% below roll back. We have a lean budget as it is. She suggests going with a tentative rate higher, and continuing to look at the budget. Mr. Silverboard gave a brief explanation of how the 2.3878 tentative rate was arrived at. He suggests adopting a tentative millage rate which would be the roll back rate of 2.6240 mils. The Commission would then be able to set the budget at whatever rate they wanted.

Commissioner Collins clarified the affect on the taxes on a \$300,000 home by going to the roll back rate. Mr. Silverboard stated that the taxes would come down. Commissioner Collins clarified that once the tentative rate is set we can't go up, but we can go down. Mr. Silverboard answered in the affirmative.

Commissioner Minning asked Ms. Chapman what the median value was for a home in Treasure Island. She stated that she wasn't sure, but thought it was in the neighborhood of \$600,000. He stated that he is trying to equate the affect of these millages to the average homeowner. Mr. Silverboard stated that we could have that information to you at the next meeting. Our assessed value this year has only gone up \$2,000,000. That is significantly lower than in past years. We have had a decent number for new construction added to the tax rolls, but that doesn't affect existing property owners. In theory, if we adopt the current millage rate, the tax bills should be essentially the same, in the current year. The 9% may mean a 9% reduction. We still haven't gotten the finalized forms and instructions on how to calculate everything. The growth rate will be published on the 13th. That is one of the items that will be used to calculate the millage rate. We will have a more extensive discussion when we meet on Monday.

Commissioner Minning stated that he would appreciate it if we could personalize this for the average citizen in Treasure Island, so we can equate it in dollars and cents.

Commissioner Gayton stated that if we roll back to last year and take the 9% our millage rate would be 2.3878. This is where the legislature wants us to be. Any additional millage rate on top of that would require a 4/5th vote of the Commission, which gets us to the rollback rate. The \$280,000 required cut is our problem. If that's where the legislature wants us to be, then he feels uncomfortable going higher. He stated that he feels that people will want to see justification for the higher rate. Mr. Silverboard stated that he will have gone through the budget before this comes up again. The budget is predicated on the 2.3878, with the \$180,000 coming out of fund balance to balance it. It would drop us to 13.7%. The certification of millage is not due until after our budget workshops, so all the information will be available.

Commissioner Collins stated that his concern is that by asking for the additional millage he doesn't want people to think that once it is approved it will be used, because that's not the case. He feels that it is a good idea to have that leeway – we can't go up, but we can go down. Commissioner Gayton stated that we can talk about that, and we do not have to make a decision tonight. Mr. Silverboard confirmed that there are no decisions being made tonight.

Commissioner Gayton asked how the public would receive the information contained in the budget book. Mr. Silverboard stated that we would make several copies available on Thursday. One would be at the library at Madeira Beach. We will try to make a PDF file to be placed on the website. Commissioner Gayton asked if copies could be made for the general public. Mr. Silverboard stated that we would make copies available for them to view, and if they wanted their own copy we would provide it at a fee.

4. Discussion on Police Patrol at the Drum Circle- Requested by Commissioner Collins

Commissioner Collins stated that he felt it was a good idea to discuss this with Chief Casey since he has received a lot of citizen input. Chief Casey stated that the drum circle hasn't changed in the past few years. In the summer there are crowds of younger people on the beach, and the violations increase. In response we have sent a detail of officers out each Sunday. We need a persistent police presence, or an ordinance to restrict or limit the activities. Commissioner Collins was out on Sunday night to see the activities. We are seeing crowds in the 300-400 range. The hotels are asking for extra patrols. There are trespass related issues, and parking issues. They will keep the police presence there. It is advertised on the internet and receives a lot of publicity.

Ms. Kiefer stated that she has a draft ordinance completed. It would require closure of group related activities on the beach by 9:00 p.m. Commissioner Bildz stated that it would be a good idea.

Commissioner Minning asked if Chief Casey had made contact with the website host. Chief Casey stated that he continues to try to contact someone without luck. Pinellas County has been cooperative in keeping the public restroom open, which has assisted in that area. The police officers have visited each store in Treasure Island asking for their cooperation regarding underage drinking. The City has developed a sign to display in stores regarding glass being prohibited on the beach.

Commissioner Gayton asked if there was a copy of the draft ordinance available for the Commission. Ms. Kiefer provided a copy. Mr. Silverboard stated that there needed to be something added allowing for an exception to the termination time with a permit. Ms. Kiefer stated that you may want to add group activities at the pavilion to the ordinance.

Commissioner Collins commended the police department. He rode with them from about 9 pm until about 2:30 a.m. He stated that the officers were very professional and very patient with the crowd. The participants come to a safe and clean beach, and they leave

it a mess. We want them to leave the beach the way they found it. The extra trash cans were overflowing. Mr. Silverboard will see that more cans are placed out there. Commissioner Collins also asked about no parking signs on 104th because of the congestion created from cars parking all along 104th.

Commissioner Bildz commented that even though it was a light crowd, the police were overwhelmed by the number of people. Chief Casey stated that two officers to a crowd of 400 is no match. They rotate the duty shifts to increase presence. Officer safety is a concern. The officers go there at the onset to start a rapport with the group. This enables them to intervene before a small problem becomes a large one. Commissioner Bildz stated that the drumming was going well past 11:00 p.m., and there were glass bottles being thrown on the beach at the end of the night. This is a group that is out of control, with a total lack of respect. A few people ruin it for the people having a good time and doing what they should. City employees should not have to be emptying trash barrels.

Commissioner Gayton stated that he doesn't know how the ordinance can be enforced if there are no organized groups. There are family groups, and other groups, and there is no way to know who is participating. We need to be careful not to violate constitutional rights.

Commissioner Bildz stated that every group that gets a permit is responsible to clean their trash, have insurance, and provide port-o-lets.

Mr. Silverboard stated that the drumming must end at 9:00, but they can remain on the beach. Commissioner Gayton stated that he is just playing devil's advocate, and we need to be careful. Mr. Silverboard stated that one of the differences between a pick up band and this is that this is advertised to occur on a certain time and certain day. It just doesn't have anyone who will claim responsibility. Because of that we can only regulate it in the best way that we can. If they want to continue later than the ordinance will allow they will have to come forward for permission.

Commissioner Collins stated that he wants to stress to the organizers that all we are asking them to do is to please leave the beach the way they found it. Everyone that comes to this community has to learn to respect. He feels that if we can get to the organizers then they would probably comply.

Ms. Kiefer stated that she has already advised the City that based on the information provided by the police department, this has become a legal nuisance. We already have ordinances on the books to abate nuisances. This drum circle, no matter how innocent it is, attracts a nuisance crowd. Every week there are illegal acts. She has advised the police that they can disburse the crowd now. She has been advised by the League to have adequate police patrols out there. If we don't have enough protection we have a liability issue.

Commissioner Collins agreed with Ms. Kiefer, and stated that a police presence does have an affect. We know that the organizers will hear about this discussion. He would like someone who is involved in this organization to contact him. He wants to talk to a decision maker, or someone who might have influence over the crowd.

Commissioner Bildz asked about police patrols for the fireworks. The entire department will be out on patrol. It is an \$88 fine if you get caught with illegal fireworks anywhere in Treasure Island and the fireworks will be confiscated.

5. Discussion on closing the 123rd Avenue Boat Ramp- Requested by Commissioner Gayton

Commissioner Gayton stated that we have three boat ramps in the City. We have been trying to repair the ramps for several years. In August of 2006 we put a design contract out for ramp repairs, and paid \$36,000 for the drawings. This will be going out for bids. He has had a lot of complaints from the people at Sunshine Beach because there is no means of closing it. He requests that the City Manager and Public Works Director make some arrangement to have the ramps closed between the hours of 11:00 p.m. and 6:00 a.m. There have been thefts of kayaks, and there is a suspicion that they are coming in by boat. He would like the City Manager to review the design and see if there is a way to close them after hours. He doesn't want this to hold up the RFQ, but thinks it should be done before the ramps are done.

Commissioner Collins asked if the neighbors had complained. Commissioner Gayton answered in the affirmative. He stated that this money is available through grants, so will not be using tax payer money. Commissioner Minning asked if it would be the other two ramps also. Commissioner Bildz stated that he has not had any complaints about the ramp at Sunset Beach. Commissioner Bildz asked about the 6 a.m. time frame. Do fishermen go out earlier than that? What if there is a boat already out and can't get back in? Commissioner Gayton stated that there is a dock there and they could wait.

Commissioner Minning suggested that if we look at one we look at all three.

6. Appointment of Voting Delegate to the Florida League of Cities Conference

A delegate needs to be appointed for the conference to be held in August. Mayor Maloof, Commissioner Collins, and Commissioner Bildz are all attending. He suggests that Mayor Maloof be asked to be the voting delegate. Commissioner Collins stated that he had the privilege last year and would like to defer it. Commissioner Bildz stated that if the Mayor doesn't want to do it then he would do it.

7. Gulf Beaches Library Interlocal Agreement- City Manager

Mr. Silverboard stated that the interlocal agreement will be expiring at the end of this fiscal year. The proposed agreement is in the packet. It outlines changes that will be made to the agreement. These are changes that are required by the City of Madeira Beach. He has conferred with the City Manager there, and agrees with their opinion. The old agreement was unenforceable, and the changes are required to make it an enforceable agreement. Each year there would be a funding agreement that each city would have to approve. It also provides that Treasure Island would continue to receive a 10% discount off the per capita rate.

Commissioner Gayton asked for clarification as to whether it offered an "opt out" in the agreement. Mr. Silverboard stated that the old agreement did not offer that, but the new one does.

8. Discussion on Amending Resolution No. 97-34- City Manager

Mr. Silverboard explained that Resolution 97-34 establishes a Commission policy of not naming public structures in honor of any one individual. He feels that an exception to this policy needs to be made. He has heard the comment from many people that the City is very indebted to Congressman Young for his efforts in securing the \$50,000,000 grant that paid for the bridge. He would like to see a resolution allowing an exception to the policy in order to honor Congressman Young for his efforts.

Commissioner Gayton clarified that this would be a one-time exemption to resolution 97-34. He stated that he is in favor of it. We would have had to bond, the tolls and passes would have increased, and there would have been an increase in ad valorem taxes.

Commissioner Collins stated that he is in favor of it. He asked if naming it after someone would affect the possibility of the state taking over the bridge. Mr. Silverboard stated that it would not.

Commissioner Minning stated that he is in favor of it.

Commissioner Bildz stated that he would be more in favor of it if it were not taxpayers' money, but he is in favor.

II. OLD BUSINESS:

Commissioner Collins thanked city staff and Mr. Hambidge for the paving project that was completed last week.

Commissioner Collins made comments regarding the street sweeper. He feels that it does nothing. He doesn't feel that it is worth the money we are paying for the service. No water is being used. He spoke with the sweeper personally, and got a vague answer. Commissioner Minning stated that the solution is to make it work, not to discontinue it. Commissioner Collins stated that the options would be to get a new company, or buy our own equipment. Mr. Silverboard stated that Hal Bruce wrote a letter to the corporation on June 27th advising them that they were useless, they weren't using water, and they were going too fast. He advised them that if they did not correct the service then we would be withholding payment and it was still not corrected then they would be fired. There are very few of these companies in the local area. Communities are required to do street sweeping. Mr. Silverboard will contact other communities and the county about this as well. Commissioner Gayton stated that he agrees that the problem needs to be resolved.

Commissioner Gayton had an addition to Commissioner Collins' comments on the street resurfacing. The contract didn't call for striping. He stated that the striping can't be seen, and we should contract to get the street striped. He requested the City Manager to look into why the striping and reflectors were not put into the contract. Mr. Burke stated that for the first 30 days it is a temporary center line. He learned that from Mr. Hambidge.

Commissioner Collins asked if the City had put in the reflectors the last time, or if it had to be contracted out.

Commissioner Minning asked if the project status spreadsheet could be provided to the Commission on a monthly basis.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer made a recommendation regarding the appointment of a special master for the code enforcement board. She has spoken with Edwin Peck, and there are other interested parties. She would like to recommend Mr. Peck, and would like to move this item to the next meeting. Commissioner Gayton stated that he felt it should be workshopped. The Code Enforcement Board is working hard, and with the budget constraints we don't need to pay someone else.

Ms. Kiefer stated that she had been informed by Nicole Elko that the state has agreed to waive the erosion control line as part of the permit process. They will require some acknowledgement of a boundary line.

Mr. Silverboard stated that Commissioner Minning had given him an article regarding a party at the municipal beach on July 5th. The address is wrong, and this is a TASCOS event that will be held at St. Pete Beach.

Mr. Silverboard stated that he had put out an administrative policy last week enacting a spending freeze on unessential expenditures for the remainder of the year. He wants to ensure that we use as little of the fund balance as possible. He has also enacted a hiring freeze on non-essential positions.

Mr. Silverboard stated that Ms. Kiefer and Mr. Hambidge have met with the City of St. Petersburg regarding the sewer treatment agreement that is ending this year. The problem with the new agreement is the 25% surcharge, which is on top of the surcharge that we are already paying. It translates into a significant increase in the rates that we will have to charge. They are allowed by statute to place this surcharge. Commissioner Collins stated that we should negotiate it. Ms. Kiefer explained how St. Pete Beach litigated this several years ago and was successful. This is an addition of \$400,000 annually.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Minning thanked the City Manager and DPW for their quick resolution of a line of sight issue. He wished everyone a Happy 4th.

Commissioner Bildz suggested that people watch the LPA meeting. They had a presentation on red tide, its causes, and its affects. He also wished everyone a Happy and safe Independence Day, and said Happy Birthday to Patricia.

IV. PUBLIC COMMENTS:

John Burke asked what time the sea oat planting would be starting at Sunshine and Sunset Beach on the 14th. Sunset beach would be the majority; the remainder would be planted at Sunshine beach. Commissioner Collins stated that there would be free parking for the volunteers.

VI. ADJOURNMENT:

The workshop was adjourned at 8:30 p.m. by Vice Mayor Alan Bildz.