

**CITY OF TREASURE ISLAND, FLORIDA  
BOARD OF COMMISSIONERS WORKSHOP  
November 6, 2007**

The workshop was called to order at 6:55 p.m. by Mayor Maloof.

**I. DISCUSSION ITEMS:**

1. Special Events and Festivals Discussion – Guest Speaker Kevin Dunbar (Requested by Commissioner Collins)

Commissioner Collins introduced Kevin Dunbar, Director of Parks and Recreation for the City of Clearwater. He will be giving a presentation on special events and festivals.

Mr. Dunbar discussed some of the events that they offer. These events bring in large amounts of money to the city in the form of tourism dollars. There are a variety of levels of events that they do. Their main venue is Coachman Park, but other venues are also utilized. They have a staff of six people dedicated strictly to events. They also utilize volunteer hours.

One of the issues that they deal with is noise. Some events generate complaints. He has provided them with typical costs for a medium sized event. They can assist with information regarding costs and how to obtain sponsorships for events. He toured the City this afternoon with Commissioner Collins. There is one venue that would work very well.

Commissioner Bildz asked what the location that would be suitable is. Commissioner Collins stated that it was at the Community Center in the outdoor area at the southern end of the park. A stage could be erected for events. Commissioner Collins stated that his concern was the size of the venue and who would come there for sponsorship. He is not concerned about the city making a profit, but if the city broke even and it brought business to the city it would be a great way to get Treasure Island moving again. He suggested that someone on staff call some radio stations to see if there is interest in sponsorship. Mr. Dunbar explained some of the procedure for working with the radio stations. Commissioner Bildz asked Mr. Dunbar about the beach. Mr. Dunbar explained the challenges that they have had in having events on Clearwater Beach. Events on the beach are very expensive to produce. Mr. Dunbar made comments regarding the talent that they book. Commissioner Bildz commented that the events are still expensive, even when the talent is free. Commissioner Collins stated that like everything else you start out small. Commissioner Bildz stated that he would not be in favor of using the downtown park. He would be in favor of using the beach. He would not be in favor of spending \$60,000. Commissioner Collins stated that he would want to get sponsors and let them keep the money. Commissioner Collins thanked Mr. Dunbar for his time tonight. Commissioner Minning asked what three steps Mr. Dunbar would recommend. Mr. Dunbar stated that they should come out to events that others are doing to get a feel for what it takes to get into the business. They should make sure that it is something that the community wants and be sure the location is acceptable. The last item would be to

identify what their expectations are and whether the event needs to pay for itself. That will guide them in choosing the type of music and the amenities that will be provided. Commissioner Minning commented that they do a great job in Clearwater. Mayor Maloof thanked Mr. Dunbar for his time.

2. Res. 07-103 Lien Abatement – 12305 3<sup>rd</sup> Street East

This item has been withdrawn due to a scheduling conflict. This item will be rescheduled to the November 20<sup>th</sup> workshop.

3. Res. 07-104 Lien Abatement – 10800 Gulf Boulevard

Mr. Silverboard stated that there was not a representative from the property owner present. He didn't feel that they needed to discuss this without the applicant present. Commissioner Gayton asked if we had received a call from the applicant. They have not been heard from. It will not be scheduled again unless we hear from them.

Commissioner Gayton asked for clarification what property this was. Mr. Silverboard explained that it was the former Buccaneer property.

4. Consideration of Amending the LDR's to Create Temporary Use Permits (Requested by Commissioner Collins)

Commissioner Collins gave a brief explanation of this item. It is a result of the discussion that they had at the business workshop. He has had requests from local businesses to allow special use permits for various events. These could be outside tables or balloons drawing attention to their businesses on a temporary basis. Commissioner Bildz stated that he thought there was already an ordinance in place for grand openings. Mr. Silverboard explained that this ordinance goes beyond grand openings. It would cover other temporary events. It would allow temporary use of more elaborate attention getting devices. It would also allow for sidewalk sales and the signage for those sales. Commissioner Collins read from the agenda packet materials. Commissioner Bildz asked who would issue the permits. Mr. Silverboard stated that it would be an administrative function. Something that could have a city-wide impact would still have to come before the Commission for approval. Mr. Silverboard suggested that they bring a draft to the Commission for their approval, and then bring it to the Planning and Zoning board for their approval. This item will move forward to the November 20, 2007 meeting.

5. Discussion – Beach Walkovers at the Residence Inn & Sunset Vistas (Requested by Commissioner Minning)

Commissioner Minning gave a brief explanation of this item. He has had discussions with the Sunset Vistas and Marriott people regarding the beach walkovers. Both entities are interested in doing this. This is one of the items that the Beach Stewardship Committee brought forward last year. These properties butt up to the public property at the dune system. Both properties have walkovers currently. One of these walkovers is in poor condition, and should have limited access. He would like to see the City move forward with license agreements similar to the ones they have in place with other properties allowing them to start on the private properties and cross over public property. He is asking for support for the licensing agreements. This would be for the agreements

in general. Specifically, the Marriott will request one in the near future. Commissioner Gayton asked if we had a request in writing from any of these property owners and stated that he would like to see a request in writing to the City Manager, who will bring it to the City Attorney, then to the City Commission for approval. He doesn't want to spend money or staff time until we have a formal request. Commissioner Collins commented that he agrees with Commissioner Gayton, and read portions of Commissioner Minning's letter to the City Manager regarding the walkover requested at the Marriott. He asked if that information would provide the request needed. Commissioner Minning stated that he had no problem with getting a formal request. Commissioner Gayton stated that he wanted to leave it up to the City Manager to take care of the basics before it gets to the Commission for approval. Commissioner Bildz stated that he felt there should be a mechanism in place where if a property owner is willing to fund a walkover they should be allowed to build it. Commissioner Gayton stated that they should have to get the required state permits in place before coming to the City. City money should not be spent until we know what they are going to do. Commissioner Bildz commented on the dune walkover that is currently in place at Sunset Vista. This should be addressed in the future with new properties. Commissioner Minning stated that there will be no problem getting these requests in writing. There are already precedents set with the current license agreements that are in place. There is a need expressed by the property owners, and there is a dune ordinance in place. He will speak with the property owners to get a formal letter of interest from the Marriott and Sunset Vistas. We are in the bidding process for our dune walkovers. If they can piggy back onto our project that possibility should be explored. Commissioner Gayton stated that he has no problem with contacting the owners, but feels that all procedures should go through the City Manager rather than the City Commission. He asked for Mr. Silverboard's comments. Mr. Silverboard stated that we should have a formal request. He did not want to get staff working on this without the City Commission knowing that a request had been made. There are several areas to consider before we get into these agreements. It was agreed that a letter should be sent to the City Manager to start the process.

John Burke stated that it was important for the city to be concerned about these crossovers. They are on public property, and we would be responsible if someone was hurt.

Commissioner Minning will advise the property owners to make a formal request to the City Manager.

#### 6. Discussion on Parking Permits-Rates-Decals

Mr. Silverboard gave a brief explanation of the item. Rather than continue with the single window hanger we would issue decals, and not limit to just one. They could have as many decals as are registered to the property. There could be a charge for each. We need to order soon to have the supplies in place to start issuing them in January for 2008.

Commissioner Collins asked why decals would not be sold to owners of condo-hotel units. Mr. Silverboard stated that most of those properties are either on the beach or across the street and probably wouldn't have a need. Those types of units are only to be occupied by an owner on a transient basis.

Commissioner Gayton commented that condo-hotel owners are paying the same amount of taxes as everyone else, and shouldn't be prohibited from purchasing a decal. He is not in favor of the program. He is not in favor of raising any rates.

Commissioner Bildz commented that part of the reason for the mirror hangers was to allow owners to let guests use their parking permit. He would prefer the hangers to the decals. He asked how staff would affix the license plate number to the decals. Mr. Silverboard explained that it would be done with a label maker. Commissioner Bildz stated that he felt it was extremely complicated. He thinks condo hotel owners should be allowed to purchase tags. He does see the reason for an increase, and feels that it is a benefit. It is not mandatory.

Commissioner Minning stated that he supports Commissioner Gayton's position on this.

Mr. Silverboard commented that Commissioner Gayton had indicated that property taxes paid for this. Property taxes provide about 60% of the General Fund revenues. It is going to become more difficult for us to provide the services. The reason for the parking increase is because we have an immense expense with our beaches for maintaining them, grooming them, and picking up the litter. The only revenues we receive other than our beach concessions are the parking fees. It is what is being imposed on us.

Commissioner Collins stated that he would propose a compromise. If it would not be illegal to charge a different fee for residents and non-residents, raise it from \$5.00 to \$10.00 for residents, and charge a higher amount for non-residents. He agrees that the costs have increases. He feels that \$15.00 and \$20.00 is too much, and \$10.00 is a compromise.

Commissioner Bildz stated that currently it is \$5.00 for a pass, and you are only allowed one pass. He suggested that the rate be raised to \$20.00, and allow unlimited passes for residents only. Commissioner Collins stated that \$20.00 was too much for residents, and \$10.00 was a good compromise.

Commissioner Gayton stated again that he is not in favor of an increase. Commissioner Bildz asked if residents should be allowed more than one decal. Commissioner Gayton stated that he wanted it to see one per residence. Commissioner Bildz stated that he felt it was a good compromise to raise the rate to \$20 but allow multiple decals.

They will be keeping the program as is at this point and revisit it at the next budget discussions.

#### 7. Res. 07-105 Code Enforcement Board Appointment

Mr. Hehn has resigned from the board. Commissioner Gayton suggested that Mr. Castiglia, who is an alternate, be appointed to the board as a full time member. There are two other applicants for the position. Commissioner Gayton has attempted to contact Mr. Snyder but has not been able to reach him. Commissioner Minning stated that if they followed the policy of appointing by date applied then Mr. Bennington would be next in line. Commissioner Gayton stated that the members of this board must be a resident. How is a resident defined? Ms. Kiefer gave a brief explanation of how this is addressed in the ordinances. There are several criteria that define residency. Commissioner Bildz

stated that Mr. Snyder is an attorney and would be better suited to the code board than Mr. Bennington.

This item appointing Mr. Castiglia as a regular member, and Mr. Bennington as an alternate member, will move forward to the November 20<sup>th</sup> meeting.

8. Res. 07-107 Cancel the January 1, 2008 Meeting and Workshop

Mr. Silverboard stated that it was a city holiday and the schedules are typically very light. This item will move forward to the November 20<sup>th</sup> meeting.

**II. OLD BUSINESS:**

Commissioner Gayton asked Mr. Silverboard for a progress report on the dune walkovers and the boat ramps. Mr. Silverboard stated that they have had bid openings and plan to bring those items to the next workshop to award those bids.

Commissioner Minning gave an update on the beach water quality issue. The advisory has been lifted. Commissioner Gayton asked for more detail to advise the public on the process that was followed. Commissioner Minning gave an explanation of the cause of the advisory and the process that was followed.

Commissioner Bildz stated that he felt they should clarify the site plan appeal process in the ordinances. Ms. Kiefer stated that the proper procedures were followed in the previous appeal, but the ordinance could be clarified further. Procedures could be inserted into the ordinance. Mr. Silverboard offered comments regarding the appeal process. Commissioner Bildz stated that there should be parameters set regarding the appeal to the City Commission. Mr. Silverboard stated that the ordinance could state that the City Manager will promulgate rules for the appeals. Ms. Kiefer suggested that a resolution be passed authorizing the City Manager to promulgate rules. The ordinance doesn't have to be changed. A resolution will be brought to the November 20<sup>th</sup> workshop.

Commissioner Bildz asked about the bus tour that was discussed at the last workshop. We need dates for the second week in November.

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

Ms. Kiefer stated that she had a very good conference call with DEP regarding satisfying the requirements for the beach renourishment process. She explained the problems with establishing the erosion control line, and they have agreed with dispensing with the erosion control line. They will be asking for a resolution explaining the facts.

Mr. Silverboard discussed an e-mail that has been received by a citizen asking for the city to provide supplies needed to maintain the beach pavilion area. He stated that he didn't see a problem, unless it was items like landscaping materials. There isn't an issue in providing trash bags and other similar supplies. Commissioner Bildz stated that he thought that they were looking for mulch, shell, and plants. Since it is public property they will likely be asking the County for plants.

Mr. Silverboard stated that staff has been working for several weeks trying to quantify the work done by the Public Works Grounds Maintenance people to maintain the east causeway area. He hopes to have that information available soon.

Mr. Silverboard stated that at the last Big-C meeting Mayor Queen from Redington Shores indicated that he was going to be meeting with Commissioner Stuart and other City representatives next week to discuss the funding of undergrounding utilities. The county was going to be using Penny for Pinellas money for that project. Now that they are not going to do the undergrounding we want to ensure that that money is not going to be used for projects in areas other than the beach communities. They are meeting to suggest a formula for using the money for beautification of the beach communities. Treasure Island's share would be roughly 3.7 million dollars over a ten year period. They are looking for an indication from the City Commissions if they would be supportive of that proposal. He suggested that the cities that are impacted have a meeting before a proposal is put forward to the County Commission. Some of the communities have done beautification projects that they are looking to be reimbursed for. Commissioner Collins asked for direction. The Commission was in agreement that undergrounding utilities on Gulf Boulevard would be the best use of the money. Mayor Maloof suggested that they speak with Mayor Lawrence about the cost of their undergrounding project. Mr. Silverboard will provide the Commission with some information about the costs of undergrounding. Mr. Silverboard suggested that Commissioner Collins tell the group to proceed with the meeting but not to lock us into specific spending items.

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

Commissioner Collins reported that Dr. Elko gave an excellent presentation at the BIG-C meeting. The dredging of Blind Pass is due next year.

Commissioner Gayton commented on the lack of parking at Sunset Vista Park. Residents have asked him to bring it up to the Commission. There are three parking spots allotted for City vehicles, but since they are never used he suggested allowing residents to use them. He would like it discussed at a future workshop.

Commissioner Minning thanked everyone who turned out for the sea oats planting on October 27<sup>th</sup>. The areas that got planted were Weckesser Park on Sunset, 123<sup>rd</sup> behind the Sand Pebble, behind the Island Inn, and behind the Jefferson Motel. A family that lives just north of the Jefferson Motel volunteered their time for two days to plant the whole area. Commissioner Collins suggested that something be presented to the family from the Commission expressing appreciation.

Commissioner Minning thanked City staff for the Halloween party at Treasure Bay. There were about 500 participants.

Commissioner Bildz reported on the Sunset Beach Civic Association meeting. It was suggested that the Commission urge bar owners to not give bar straws to customers when they are taking drinks out of the bar. Bar straws account for a large part of the trash on the beach. They also discussed a mat that can be installed on the beach to allow for handicapped access. He would like to see it investigated.

Mayor Maloof reported on the dedication of the Epicenter at St. Pete College.

Mayor Maloof commented that she had heard from almost everyone on Paradise Lane regarding the lighting. Only one person commented negatively.

Mayor Maloof stated that Thursday and Friday was the Legislative meeting in Orlando. She will be attending that.

Mayor Maloof showed a drawing of the work being done at the park by Johnson Brothers. The money is coming from the bridge grant, and is part of the bridge project. It replicates the bridge, going over pebbles rather than water. We were required to do some historical preservation in order to receive the funding for the bridge. This is being made from parts of the old bridge.

**IV. PUBLIC COMMENTS:**

None

**VI. ADJOURNMENT:**

The workshop was adjourned by Mayor Maloof at 9:20.